

VILLAGE OF THIENSVILLE
PLAN COMMISSION
AGENDA

DATE: Tuesday, February 4, 2020 LOCATION: Village of Thiensville
250 Elm Street
TIME: 6:00 PM
CALL TO ORDER

II. ROLL CALL

Plan Chairman: Van Mobley
Commissioners: Mike Dyer
Rick Gattoni
Carol Gengler
Sarah Hughes
Ken Kucharski
Dan Luedtke
Planner: Jon Censky
Director of Community Services/
Public Works: Andy LaFond

III. BUSINESS

All applicants or their contractors must be present for any approvals.

A. Approval Of Minutes

1. December 3, 2019

Documents:

[12-3-2019 PLAN COMMISSION MINUTES.PDF](#)

2. January 7, 2020

Documents:

[1-7-2020 PLAN COMMISSION MINUTES.PDF](#)

3. January 21, 2020

Documents:

[1-21-2020 SPECIAL PLAN MINUTES.PDF](#)

B. Review And Approval Of Gordie Boucher Alteration/Renovation, 101 North Main Street

Documents:

[GORDIE BOUCHER SHOWROOM.PDF](#)
[GORDIE BOURCHER COA.PDF](#)
[GORDIE BOURCHER SUPPORTING DOCUMENTS.PDF](#)
[GORDIE BOURCHER PLANS.PDF](#)

C. Review And Approval Of Sign Code Waiver/Plan Approval, Gordie Boucher, 101 North Main Street

Documents:

[GORDIE BOUCHER SHOWROOM.PDF](#)

D. Review And Approval Of Pro Health Chiropractic, Architectural, Site And Exterior Lighting, 407 North Main Street

Documents:

[PRO HEALTH PLAN.PDF](#)
[407 N MAIN BUILDING PERMIT.PDF](#)
[407 N MAIN PLANS - PRO HEALTH CHIROPRACTIC _1.10.2020.PDF](#)

E. Review And Approval Of Residential Addition/Remodel, Jesse Daily, 215 Madero Drive

Documents:

[DAILY GARAGE.PDF](#)
[DAILY ADDITION - BID PLAN \(1\).PDF](#)
[JESSE DAILY BUILDING PERMIT.PDF](#)

[SHEET 1 EXT ELEV BID 112519.PDF](#)
[SHEET 2 EXT ELEV BID 112519.PDF](#)
[SHEET 3 FOUND BID 112519.PDF](#)
[SHEET 4 FIRST FLOOR BID 112519.PDF](#)

IV. STAFF REPORT

Documents:

[STAFF REPORT.PDF](#)

V. BUSINESS FROM THE FLOOR

Open to any citizen who wishes to speak on items not on the agenda. Please step to the podium and give your name and address for the record.

VI. ADJOURNMENT

Amy L. Langlois, Village Clerk
January 31, 2020

Please advise the Thiensville Municipal Hall, 250 Elm Street (242-3720) at least 24 hours prior to the start of this meeting if you have disabilities and desire special accommodations.

Notice is hereby given that a quorum of the Village Board and/or Village Committees may be in attendance at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take any formal action thereto at this meeting.

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, December 3, 2019

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Mobley called the meeting to order at 6:00 PM.

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	Mike Dyer	Sarah Hughes
	Rick Gattoni	Ken Kucharski
	Carol Gengler	Dan Luedtke
Planner:	Jon Censky	
Administrator:	Colleen Landisch-Hansen	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

- A.** Approval of Minutes
1. October 8, 2019

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Dyer to approve the October 8, 2019 Minutes. **MOTION CARRIED UNANIMOUSLY.**

- B.** Review and approval of Certified Survey Map to Divide Parcel No. 12-050-01-21-000, 523-525 Green Bay Road Into Lot 1 and Lot 2, Scott W. Gad

Scott W. Gad is requesting approval of a Certified Survey Map dividing the existing 1.13 acre parcel located at 523-525 Green Bay Road into two separate lots. The lots will total 31,135 square feet and 18,239 square feet in size. Lot 1 will front Green Bay Road and Lot 2 will front Lake Bluff Road over an existing drive.

Planner Censky's review indicates full compliance with the dimensional requirements of the R-1 Single Family Residential District and has no objection to this request.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve Certified Survey Map to Divide Parcel No. 12-050-01-21-000, 523-525 Green Bay Road Into Lot 1 and Lot 2, Scott W. Gad. **MOTION CARRIED UNANIMOUSLY.**

- C.** Review and recommendation to the Village Board for a Land Use Amendment From the Institutional Classification to the Single-Family Residential Classification for the School and the Office Classification for the Former Church and Rezone From I-1 Institutional District to R-2 Single-Family Residence District and B-3 Office and Professional Business District, Devo Management Company, LLC, Greg Devorkin, 116 North Orchard Street and 138 Buntrock Avenue (Tax Parcel ID No. 12-050-06-20-001), 124 North Orchard Street (Tax Parcel ID No. 12-075-02-15-002), 12-050-06-22-007, 12-075-02-17-000 and 12-075-02-16-000. Also, Commissioners will review and recommend the Preliminary Plat for the Redevelopment Project.

Plan Commission Minutes
December 3, 2019
Page two of five

Greg Devorkin and Fred Bersch were in attendance to discuss plans to redevelop the former Lumen Christi property at the corner of Buntrock Avenue and North Orchard Street into a unified planned mixed office and single-family development. The project consists of ten new single-family lots with homes to be unified in design and size with the former church being converted into light office use.

Planner Censky explained that land use and zoning need to be consistent. To accomplish this change, the Comprehensive Land Use Plan for this site will need to be changed from the Institutional classification to the Office classification for the former church parcel and to the Single-Family Residential classification for the former school property. The underlying basic use zoning district will need to be changed from the I-1 Institutional District to the R-2 Single Family Residential District for the former school site and the B-3 Office and Professional Business District for the former church.

Planner Censky explained that a Planned Development Overlay District is an Overlay Zoning intended to provide flexibility in applying the regulations and standards of the basic use underlying district to achieve a unified and planned development of a site in single, partnership or corporate ownership. This is a tool that allows the Village Board, following a recommendation from the Plan Commission, to consider modifications for such things as lot size and width requirements, yard and setback standards and density requirements to a maximum of 22 units/acre.

Staff review of the plans indicates that the project conforms to the density limits of the R-2 District, however, differs on other regulations:

1. R-2 Single-Family Residential District: Lots shall have a minimum area of 6,800 square feet and shall not be less than 60 feet in width. The proposed width for lots 2 through 11 is 50 feet.
2. Office/Professional Service District: There shall be a minimum side yard on each side of all buildings not less than 15 feet. The side yard along the north side of the existing church is 5.4 feet.
3. PDO Ordinance: The entire land to be included in a PDO District shall be held under single ownership or if there is more than one (1) owner, the petition for such Planned Development Overlay District shall be considered as one (1) tract, lot or parcel, and the legal description must define said PDO as a single parcel, lot or tract and be so recorded with the Ozaukee County Register of Deeds office. This project will initially be approved and processed as one planned development under signal ownership with uniform home design and size, the lots will, however, ultimately be sold to separate owners.

A PDO Ordinance ties this project together as one unified development. If there is any significant change to that plan, the rezoning process would have to occur. Many times when dealing with large PDO projects, it is under one ownership. In a situation like this, it is the zoning that unifies the development.

Commissioner Kucharski stated that the developer appears to have listened to the neighborhood and believes that the proposed project fits into the neighborhood. Commissioner Kucharski would like to see the lots at 60 feet wide, however, is okay with the proposed 50 feet. Planner Censky indicated that it is not unusual to have a 50 foot wide lot.

It was clarified that the garages will be attached, not detached.

The only deviation from setback is the first lot to the north of the church.

Commissioner Dyer inquired if the existing storm sewer will be altered. Mr. Bersch stated that they do not want to create a subdivision association so the intention is to use the storm sewer which currently provides the site drainage. The drainage, after they remove what is probably 95% lot coverage with building and parking lot, will leave about 50% greenspace but will still drain to the rear yard. Director of Community Services/Public Works LaFond suggested the sump pumps be connected to the storm sewer. An easement document will be created for the drainage. The storm sewer will be the only tie these 11 lots will have to one another and will go to an existing storm manhole in Buntrock Avenue.

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December 3, 2019
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There will be four parking lots for the office. Instead of removing the existing sidewalk in front of the church and removing the more substantial trees in the front, it was decided that they will dedicate the existing sidewalk which is on private property to the Village.

Commissioner Gattoni asked how the homes will be marketed. Mr. Bersch stated that the lots will be sold as a home/lot package. The intention would be to have some representation at the Metropolitan Builders Association Home Show in early January to hit the ground running with a new opportunity in Thiensville. The goal is to have the home/lot packages in the \$325,000-\$375,000 range.

Because of the landscape, Commissioner Gengler inquired if the homes will be designed with an exposed basement. Exposure for a smaller lot home is very expensive because of retaining walls and decks. Mr. Bersch stated that the grade change from the sidewalk to the rear parking lot is just slightly over 8 feet so significant exposure will not be needed.

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gengler to recommend to the Village Board to Adopt a Land Use Amendment from the I-1 Institutional Classification to the R-2 Single-Family Residential Classification for the School and the B-3 Office Classification for the Former Church, Devo Management Company, LLC, Greg Devorkin, 116 North Orchard Street and 138 Buntrock Avenue (Tax Parcel ID No. 12-050-06-20-001), 124 North Orchard Street (Tax Parcel ID No. 12-075-02-15-002), 12-050-06-22-007, 12-075-02-17-000 and 12-075-02-16-000. **MOTION CARRIED UNANIMOUSLY.**

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to recommend to the Village Board to Rezone from I-1 Institutional District to R-2 Single-Family Residence District and B-3 Office and Professional Business District and Approve a PDO Overlay to be Consistent with Land Use, Devo Management Company, LLC, Greg Devorkin, 116 North Orchard Street and 138 Buntrock Avenue (Tax Parcel ID No. 12-050-06-20-001), 124 North Orchard Street (Tax Parcel ID No. 12-075-02-15-002), 12-050-06-22-007, 12-075-02-17-000 and 12-075-02-16-000. **MOTION CARRIED UNANIMOUSLY.**

- D.** Review and approval of Addition/Alteration-Materials (Same as Previously Approved), Dormers, Front Porch, Back Porch, Fence, Accessory Structure/Storage Container, Michael Koepke, LTK Interiors, 127 South Main Street

Mike Koepke submitted addition/alteration plans for his residence at 127 South Main Street.

Planner Censky indicated that there are no objections to the changes being proposed to the house. The fence looks very nice and complies with the height restriction of 6' in the Central Business District. The only question Mr. Censky had was with respect to the steel storage container and how it will be utilized. The roof will be a flat rubberized roof with a small overhang and the sides would be out of the fence material. Planner Censky indicated that this definitely improves the look of a storage container. The question before the Commission is if the Commission supports Mr. Koepke's use of a storage container as a storage structure, then Mr. Koepke would have to go before the Zoning Board of Appeals to get a variance for the size. Mr. Koepke indicated that he planned to use the structure as a screened-in porch and storage. The storage container for a nearby property, 107 Buntrock Avenue, is associated with a Conditional Use i.e. outdoor beer garden.

Mr. Gattoni is not in favor of the storage container/metal crate as a screened-in porch. Mr. Koepke indicated that the container would not be visible as it is enclosed by the fence. Commissioner Kucharski stated that the container does not meet the size requirements and does not support the use of storage containers. Commissioner Dyer believes that the storage container is the same as putting a pod on the driveway which need to be removed after 30 days. Commissioner Dyer does not see the difference between the pods and this request.

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Director of Community Services/Public Works LaFond asked to consider the house remodel/alteration this evening and the storage shed separately for further research, clarification and consideration. Planner Censky agreed and recommends approval of the project without the storage shed. A variance can be sought through the Zoning Board of Appeals.

The property at 127 South Main Street is zoned B-1 Central Business District. Planner Censky suggested that if this storage container is approved by the Plan Commission, that this is a qualification that is only allowed in the Central Business District.

Trustee Kucharski asked that if this storage container goes before the Zoning Board of Appeals, that he would like the Zoning Board of Appeals to have some record of the Plan Commission's approval or denial. Planner Censky suggested making a motion to approve the changes to the house, the fence and storage shed with the condition that a variance must be secured from the Zoning Board of Appeals. The proposed storage shed is larger than allowed by Code and it is not a shed, it is a metal container. The storage container does not qualify as a structure or a building.

Chairman Mobley inquired of Mr. Koepke if he had considered other options other than the storage container. Mr. Koepke is open to other suggestions.

The proposed fence of 6' is allowed in a commercial district. Director LaFond shared that there is a 0' side yard setback required. The fence will be installed at least 3'-4' off the property line.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to approve Addition/Alteration-Materials (Same as Previously Approved), Dormers, Front Porch, Back Porch, 6' Fence Permitted Under Section 17.0205 (D) (2), Michael Koepke, LTK Interiors, 127 South Main Street, with the Condition that the Existing Garage Be Razed Immediately, the Applicant Secure a Building Permit and to Exclude Accessory Structure/Storage Container. **MOTION CARRIED UNANIMOUSLY.**

Chairman Mobley clarified that the storage container is larger than allowed and asked Mr. Koepke to consider a smaller structure. Mr. Koepke indicated that he would like the extra space. Mr. Koepke inquired if he was allowed to have a third structure on the lot i.e. a sunporch. He would like a screened-in porch or three-season room. A gazebo was suggested. Mr. Koepke inquired what the size restriction for a gazebo is. Planner Censky indicated that he will work with Mr. Koepke on this.

All applicants or their contractors must be present for any approvals.

IV. STAFF REPORT

Director LaFond shared that any staff approvals will be reported at Plan Commission.

A 6' fence was approved by the Zoning Board of Appeals on October 22, 2019. Commissioner Kucharski inquired what hardship was presented and considered. Director LaFond reported that there is an exterior door to the home. It is hoped to install a patio off this door. Outside of this door is a well room and the old landscaping that was the screen between the properties was removed and the roots make it difficult to replant so a fence was proposed.

Any decision appealed by the Zoning Board of Appeals would go before Circuit Court.

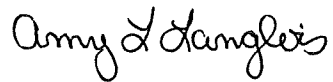
V. BUSINESS FROM THE FLOOR

Open to any citizen who wishes to speak on items not on the agenda. Please step to the podium and give your name and address for the record.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Hughes to adjourn the meeting at 6:52 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Andy LaFond
Director of Community Services/
Public Works

Signed by,



Colleen Landisch-Hansen
Administrator

**VILLAGE OF THIENSVILLE
PLAN COMMISSION
MINUTES**

DATE: Tuesday, January 7, 2020

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Mobley called the meeting to order at 6:00 PM.

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	Mike Dyer	Sarah Hughes (excused)
	Rick Gattoni	Ken Kucharski
	Carol Gengler	Dan Luedtke
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

- A.** Approval of Minutes
1. December 3, 2019

Commissioner Luedtke indicated that "Chairman" had been used incorrectly instead of "Commissioner". These were identified on pages two, three and four of the Minutes.

MOTION by Commissioner Gengler, **SECONDED** by Commissioner Kucharski to approve the December 3, 2019 Minutes with the Correction to Pages Two, Three and Four Replacing the Word "Chairman" with "Commissioner".
MOTION CARRIED UNANIMOUSLY.

- B.** Review and approval of Sign, Close to the Heart, Jessica Featherstone,
217 North Main Street

The proposed Close to the Heart sign is for a new business at 217 North Main Street. The sign consists of illuminated chain letters similar to the other signs on the building. The sign measures 11.8' in length and 1.5' in height for an overall size of 18 square feet.

Planner Censky indicated that the sign measurements are within the size limits allowed by code. Planner Censky did inquire about the blue color proposed noting it is somewhat inconsistent with the other sign colors on the building.

Commissioner Kucharski did indicated that each business in the building does have their own color and does believe that logo and color design are very important to a business. Commissioner Gengler did state that this business will be occupying a space that does have a darker brick front.

MOTION by Commissioner Kucharski, **SECONDED** by Commissioner Luedtke to approve Sign, Close to the Heart, Jessica Featherstone, 217 North Main Street. **MOTION CARRIED UNANIMOUSLY.**

C. Review of Preliminary Development Agreement - Orchard Street Subdivision

Director of Community Services/Public Works Andy LaFond addressed the Plan Commission informing them of a Development Agreement that will be before them for the Orchard Street Subdivision. In the Zoning Code it is the Plan Commission that recommends a Development Agreement to the Village Board for approval, the same way rezoning or land use is recommended for approval.

On January 20, 2020 there will a Public Hearing before the Village Board for land use and zoning changes that were recommended by the Plan Commission. Following this Public Hearing will be a Village Board meeting where action will be taken on this recommendation.

Planner Censky explained that this Agreement is a contract between the Village and the developer outlining the developer's responsibilities. Director LaFond indicated that with a PDO the Village has more control than if it were a normal project.

Some of the key points in the zoning ordinance are that the Plan Commission recommend and the Village Board approve a Developer's Agreement which shall include, without limitation:

- (a) Timetables for performance/completion of improvements;
- (b) Performance requirements and standards and assurances for all improvements and modifications;
- (c) Inspection requirements;
- (d) Prohibition on any division/combination of real estate lots once it is established;
- (e) Provisions for lapsing of specific plan approval and automatic reversion of the zoning status;
- (f) Agreements, bylaws, homeowner's associations that would become a part of this are going to be in the Agreement as well as drawings.

This document will help determine the schedule and ensure that what is agreed to is completed. If the project is not completed per the Agreement, within this negotiation will be a Letter of Credit that if they somehow go belly up or walk that they have left us with financial means to complete the project without them. Also, if they were to walk off the job or not start on time per the dates in the Agreement, the property would revert to the underlying zoning. It would not go back to Institutional, but it would go to R-2 without the special provisions i.e. 60 ft wide, not 50 ft wide lots.

Some other items in the document include the declaration, restrictions, their duties and also an agreement on phasing. With the agreement on phasing, the Village is working in negotiations for a financial contribution to make the project move forward. Phase I will be demolition and interim lot grading. A lot of the concrete from the basement of the existing church will be used to fill in the footings and void spaces under the new garages. Latest calculation on this is that this will save almost 1,000 truck trips of hauling material out and in.

Before each major step, it is required of the developer to meet with the Village for a pre-construction meeting.

Each of the new homes will be before the Plan Commission for approval as well. These lots are sold as home/lot packages.

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January 7, 2020
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Phase II involves connection to the sanitary sewer system, installing water facilities, storm water drainage plan, utilities, record drawings, installation of sidewalks and curbs, any road improvements or restoration, landscape plans and erosion control.

The intention for this development is to have City water. As part of the Village's negotiations with the City of Mequon and David Hoff for his condo development in Mequon on the north end of the Village, the Board negotiated for the use of the sewer capacity for the Hoff project and then the City of Mequon would completed the water main loop from Seminary Drive to Main Street. Once this is completed, a water line can then be brought north on Orchard Street. This is a voluntary utility; homeowners are not required to hook up. The developer is also responsible for environmental approvals, impact fees and park fees.

Phase I must start by 6/1/2020.

Commissioner Gengler inquired if this Agreement will be before the Board at the Public Hearing on Monday, January 20th. Director LaFond stated that the proper order is to ensure that the property is rezoned first and then to move forward with the Agreement.

Commissioner Kucharski shared that keeping the neighborhood as clean and safe as possible is important. Director LaFond shared that issues like this are addressed in the Agreement. Legally the Village cannot dictate that every single house be built within a certain timeframe, however, a timeline can be dictated all the way up until the start and part of the incentive and payback is based on completion.

Commissioner Gattoni inquired as to how the vacant lots will be maintained. Director LaFond stated that this will be addressed in an approved grading plan indicating how the lot will be stabilized and what will be planted.

The church will be used as an office building for Mr. Devorkin.

All applicants or their contractors must be present for any approvals.

IV. STAFF REPORT

No report.

V. BUSINESS FROM THE FLOOR

Open to any citizen who wishes to speak on items not on the agenda. Please step to the podium and give your name and address for the record.

VI. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Luedtke to adjourn the meeting at 6:20 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,



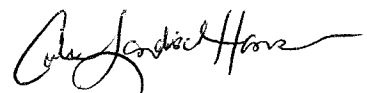
Amy L. Langlois
Village Clerk

Approved by,



Andy LaFond
Director of Community Services/
Public Works

Signed by,



Colleen Landisch-Hansen
Administrator

**VILLAGE OF THIENSVILLE
SPECIAL PLAN COMMISSION
MINUTES**

DATE: Tuesday, January 21, 2020

LOCATION: Village of Thiensville
250 Elm Street

TIME: 6:00 PM

I. CALL TO ORDER

Chairman Mobley called the meeting to order at 6:00 PM.

II. ROLL CALL

Chairman:	Van Mobley	
Commissioners:	Mike Dyer	Sarah Hughes (excused)
	Rick Gattoni	Ken Kucharski
	Carol Gengler	Dan Luedtke
Administrator:	Colleen Landisch-Hansen	
Planner:	Jon Censky	
Director of Community Services/Public Works:	Andy LaFond	

III. BUSINESS

- A.** Review and recommendation to the Village Board to approve a Development Agreement for the Orchard Street Development Located on the Northeast Corner of Buntrock Avenue and Orchard Street, Between the Village of Thiensville and Thiensville Enterprises LLC and Bonnilake Orchard Street LLC

Director of Community Services/Public Works Andy LaFond explained that the reason for this Special Plan Commission meeting is for the Plan Commission to review and recommend a Development Agreement for the Orchard Street development to the Village Board for approval.

Village ordinance requires that the Plan Commission recommend and the Village Board approve a Development Agreement for any development. The Development Agreement includes without limitations timetables, performance requirements, inspection requirements, prohibition on division or accommodation of real estate lots included within the PDO district except as otherwise provided, provisions for landscaping, any agreements or bylaws – in this case it is just a joint stormsewer easement - exhibits and drawings and other attachments that depict the improvements and concept architecture.

Due to the quality and cohesiveness of the proposed development and the restrictions the Village is requiring of the development, the Village as part of the PDO is relaxing some setback restrictions and lot width and will enter into a financial agreement with Thiensville Enterprises LLC and Bonnilake Orchard LLC.

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January 21, 2020

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The Agreement is in two phases for two reasons: 1) for the scope of work and 2) due to the fact that there are two entities that are responsible for different items. After Phase I the lots will be bulk sold to Bonnilake Orchard Street LLC to complete Phase II. Phase I includes demolition, the interim lot grading, historic church improvements and approvals. The Village Board is reimbursing \$350,000 for that portion of the project. The reimbursement will not occur until all of Phase I is complete. Phase I is backed by a personal guarantee standby Letter of Credit.

Phase II includes: connection to the sanitary sewer system, water supply facilities (the Village will be constructing a water line from Seminary Drive to Main Street on Buntrock Avenue as part of another agreement with the City of Mequon), storm water drainage facilities, connection to other utilities, record drawings, curb and gutter, sidewalk and walking paths, sidewalk improvements, landscaping, erosion control, public sidewalk dedication, preconstruction meetings, environmental approvals, dedication of property to Village, time for completion, impact and connection fees, approved homebuilding, developer payments, other improvement costs and recording fees. The Developer is subject to sanitary connection fees unless they choose to do them all at once then the Village will provide some incentive and waive the fees. If done all at once rather than one at a time there will be less disruption to the street and neighborhood. Phase II includes schedule of values for Letter of Credit.

If the project is not completed as per the Agreement, the property will revert to the underlying zoning which is R-2 with 60 foot wide lots instead of 50 foot wide.

Phase 1 shall be completed by September 1, 2020. If Phase I fails to commence by June 1, 2020, the PDO zoning overlay shall lapse and revert to the underlying zoning. Phase II shall be completed by December 31, 2020.

The church does intend to connect to City of Mequon water, however, the water utility is voluntary.

Construction parking will be addressed during the preconstruction meetings.

Commissioner Kucharski believes that noise and dust need to be watched and likes that a lot of the concrete will be reused. It is estimated that reusing much of the concrete will eliminate approximately 1,000 truckloads. Commissioner Kucharski also appreciates the personal guarantee and timetable required for this project. Timetables can linger for years without this type of agreement. Commissioner Kucharski recognized the Village staff time and Village attorney's time regarding this development.

The old church has gone through the Historic Preservation Commission approval process. Basically, the church will be returning to as original as possible. The existing ADA ramp will not be removed. The majority is all interior work, and the exterior is mostly landscaping, addition of four parking spaces and bringing the building back to its original condition.

Each lot will have its own connection to the sanitary sewer system as these will all be independent homes.

MOTION by Commissioner Gattoni, **SECONDED** by Commissioner Dyer to recommend to the Village Board to approve a Development Agreement for the Orchard Street Development Located on the Northeast Corner of Buntrock Avenue and Orchard Street, Between the Village of Thiensville and Thiensville Enterprises LLC and Bonnilake Orchard Street LLC. **MOTION CARRIED UNANIMOUSLY.**

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January 21, 2020
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B. Review and recommendation to the Village Board to approve Preliminary Plat for the Orchard Street Development

Planner Censky indicated that state laws require that a preliminary plat approval process is followed - this will basically be the same as what will be seen on the final plat. The final plat will then be submitted to the Village Board on February 3, 2020 for approval. Review of the preliminary plat indicates full compliance that the technical requirements of the R-2 District and the PDO variances that were approved have been met. The site is now zoned R-2 for the residential portion and B-3 for the church portion as of Monday, January 20, 2020. This fully complies.

There is a small portion of Lot 2 which allows for the corner of the church. There may be a few minor adjustments to the plat so this is not an inconvenience to the future homeowner.

Planner Censky did indicate that a lot width of 50 feet is not unusual.

There is currently a chain-link fence that runs along the back of the development. Commissioner Kucharski mentioned that the resident to the back of this development expressed concern regarding the fence at last evening's Public Hearing. The resident would like to have a privacy fence of some sort running along the property line. It is Mr. Fred Bersch's (the Developer) intention at this point to keep the chain-link fence and understands that there are no requirements for a privacy fence between residential properties.

Commissioner Gattoni does not feel as though the chain-link fence is neighborhood friendly or aesthetically pleasing and would like to see this removed as part of the demolition phase. The plan now is to retain the chain-link fence during the construction phase to ensure that there has not been any impact to drainage along the lot lines. After construction, if residents would like the chain-link fence removed, Mr. Bersch is happy to take it down. Some residents have asked Mr. Bersch to keep the chain-link fence up. Planner Censky did state that Code limits the height of fences to 4 feet on a property line. Commissioner Gattoni stated that with the development and this becoming a residential neighborhood, the chain-link fence is no longer needed. Planner Censky agrees with keeping the fence up during construction. Mr. Bersch also stated that he does not have a problem with bringing the existing fence up to code or taking it out altogether; the fence is higher than 4' and is a chain-link fence which is not allowed in the village.

MOTION by Commissioner Luedtke, **SECONDED** by Commissioner Kucharski to recommend to the Village Board to Approve Preliminary Plat for the Orchard Street Development. **MOTION CARRIED UNANIMOUSLY.**

IV. BUSINESS FROM THE FLOOR

Open to any citizen who wishes to speak on items not on the agenda. Please step to the podium and give your name and address for the record.

V. ADJOURNMENT

MOTION by Commissioner Dyer, **SECONDED** by Commissioner Gattoni to adjourn the meeting at 6:20 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



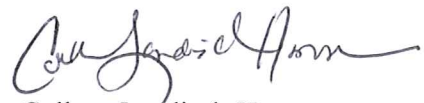
Amy L. Langlois
Village Clerk

Approved by,



Andy LaFond
Director of Community Services/
Public Works

Signed by,



Colleen Landisch-Hansen
Administrator

GORDIE BOUCHER SHOWROOM AND SIGN

To: Thiensville Plan Commission

Prepared by: Jonathan Censky, Planner

Date: February 4, 2020

Item No. III. B. and C.

General Information

Applicant:	Gordie Boucher Ford Dealership
Status of Applicant:	Owner
Requested Action:	Building Renovation and Sign Code Waiver/Plan Approval
Existing Zoning:	B-4, Highway Business District
Proposed Zoning:	No Change
Location:	101 N. Main Street
Land Use Plan Designation:	Business
Existing Land Use:	Automobile Dealership

Proposal:

Gordie Boucher is proposing to update, renovate and, to some degree restore, the historic corner building on their site and convert it into a separate showroom for automobile sales. While this building is part of the Boucher complex of buildings, it stands alone on a parcel by itself. This building is classified as legal nonconforming due to setback, however, the proposed changes are permitted by law.

As part of this restoration, the first floor will be lowered to align with the elevation of the asphalt parking lot to the north. The realignment of the first floor will impact the dimensions of the ground floor windows and doorway on the east and south building elevations and those will be replaced with new black aluminum storefront windows with low-E clear glaze glass. The existing pedestrian door on this side will be removed and replaced with same type of black aluminum store front window. The plan also shows the introduction of a new store front window directly west of the existing one on the south façade. All other first and second floor windows on the building will be replaced with double-hung blue aluminum-clad wood windows and those on the north building extension will be prepared to be painted blue to match the new windows.

As part of this project, the applicant is proposing to install two new business identification signs; one on the east side and another on the south to go along with the exiting one on the north elevation. According to the Sign Code, **one wall sign is allowed but shall not to exceed 0.5 feet in area for every one linear foot of building front width or 60 square feet, whichever is smaller. Internally lit**

signs shall be constructed with an opaque surface to allow light to only project through cut-out letters or logos. Directional signs are exempt but cannot exceed 6 square feet each. I would note that the existing one on the north building wall is 28 square feet in size and exceeds the maximum allowed by Code, but that sign received a waiver from this Commission at your August 2016 meeting. The proposed sign above the new storefront windows on the east elevation is to be 37 square feet in size and that exceeds the maximum permitted by 22 square feet. The proposed sign on the south facade is code compliant for size but it exceeds the number of signs allowed by code as buildings in the Historic District are limited to one sign. Staff notes that corner buildings in other districts are permitted one sign per façade facing a public street and a waiver is reasonable.

Accordingly, since the applicant is proposing two signs on this building that exceeds the maximum permitted, the applicant is requesting a Sign Code waiver. **Section 16.24 - Variances, does provide the Plan Commission permission to consider such a waiver if, in your judgment, a waiver or modification to the provisions of this chapter would further the public interests.**

Planner's Comments:

When considering a Sign Code waiver of this nature the applicant must provide justification that the waiver is critical to further the public interest. With all the existing signs currently on display at this site, this Planner feels that the site is more than adequately identified and therefore my recommendation is that the new sign on the east elevation be reduced to no larger than 15 square feet in size. Staff has no objection to allowing the proposed sign on the south façade by waiver.

With regards to the building renovation, staff has no objection recommends approval.

Revised 4/19/2010

Gordie Boucher Ford of Thiensville, Inc.
202 N. Main Street

Historic Preservation Commission
January 15, 2020

Stipulations

In order to retain more of the original details of the building, the HPC and Perspective Design, Peter Ogorek, agree to the following design changes:

South elevation: Four existing basement window openings (from the west end of the building) will be retained as windows or false windows.

Two existing window openings in break room area are to remain in their present location and form.

North elevation: One existing basement window opening, adjacent to the entry door, to be retained as a window or false window.

One existing first-floor window opening (behind stairwell) to retained as a window or false window.

Comments

The HPC is concerned that the solid dark-blue color chosen for the building will not improve the cold, drab appearance of this lovely building. We are recommending a lighter color palette or a lighter accent color be considered for use with the dark-blue base color.

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Boucher Village Ford
101 N. Main Street
Thiensville, WI

Village Approvals - Supporting Documents

January 17, 2020

C O M M E R C I A L A R C H I T E C T S

Boucher Village Ford
101 N Main St
Thiensville, WI 53092

January 17, 2020

Proposed Showroom
Narrative Description of Exterior Alterations

Boucher Village Ford is proposing a showroom at 101 N Main St (NW corner of Buntrock Ave / Green Bay Rd and N Main St). The interior alteration will include a floor level change (lowering) of the first floor to allow vehicle access into the showroom with open sales areas adjacent and new restrooms for employees and customers. Exterior improvements are also proposed and include:

- **Exterior Painting** – All existing painted surfaces on the building are proposed to be repaired and repainted with new blue paint (specifically Sherwin Williams SW9149, “Inky Blue”). These surfaces include trim and frieze boards, siding, window sills, gutters and downspouts, and wood doors. Refer to attached color exterior elevations and sample materials.
- **Repairs and Maintenance** – Overall the building is in excellent condition, however, we propose to replace windows due to deteriorated condition and to meet today’s energy code requirements (further details on windows in the windows section below). The existing paint is chipped and cracking and not complementary to the existing brick, so the new painting outlined above will refresh the exterior with a more complimentary color. New condensing units are proposed as part of the new HVAC system. These units will be on the west side of the building and we propose to screen them with a low cedar fence that will be stained a gray blue to compliment the proposed Sherwin Williams paint color above. Due to lowering the first floor, several of the basement windows will need to be modified, however the window openings will remain and an insulated wall infill will be on the interior. The windows will need to move outward to be more in line with the exterior wall to accomplish this. At locations of masonry infill, it’s proposed to use salvaged brick or similar brick to match the historical brick as closely as possible. Refer to attached floor plan and exterior elevations.
- **Replacement of Windows & Doors** – As mentioned above, we propose to replace windows due to deterioration and to meet today’s energy code requirements:
 - **Double Hung Windows** – The windows on the northwest portion of the building (the one story “L” of the building) are newer windows and are to remain, however all other double hung windows on the 2-story portion of the building are proposed to be removed and replaced with new replacement windows. Specifically these windows are Marvin Ultimate Double Hung window with wood interior (stained to match existing) and extruded aluminum exterior cladding (“Cascade Blue” which closely matches the Sherwin Williams paint color), with half-screen, clear insulating glass with Low E and argon gas fill, and between-the-glass divided lite grilles in the top sash to closely match the original windows. Refer to floor plans, exterior elevations, and sample material board.
 - **Storefront Windows & Doors** – The existing storefront windows will also be replaced to accommodate the new first floor elevation, be more historically proportioned, and to meet today’s energy code requirements. Specifically these windows will be Kawneer

black aluminum storefront windows with clear insulating glass with Low E and argon gas fill, and between-the-glass divided lite grilles in the top transom portion of the windows (window panes above 7'-0"). An additional storefront window is proposed on the south elevation adjacent to the existing storefront window (centered with the bay window on the second floor). A new storefront window is proposed on the east elevation where the existing entrance and stair to the second floor apartment currently resides. A new accordion-style storefront door is proposed on the north elevation to accommodate moving vehicles in and out of the building and to match as closely as possible to the other storefront window proportions. Two storefront personnel doors are proposed – one at the existing angled entry at the southeast corner of the building and a new opening next to the accordion-style door.

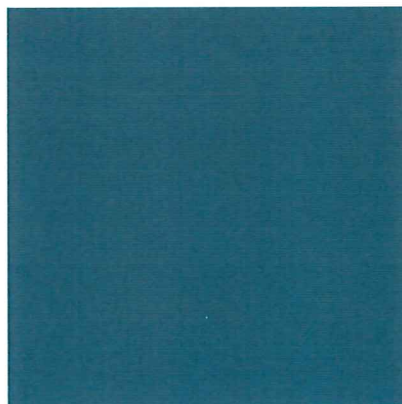
- **Doors** – A new wood door to the second floor apartment is proposed on the north elevation, painted the Sherwin Williams blue.

- **Roof** – The roof is existing to remain as is.
- **Exterior Grounds** – The site does not afford much space for landscaping; however, planter boxes are proposed to provide some landscaping to dress up the north sales area and apartment entrance. Three planters are proposed on the north elevation adjacent to the accordion-style door, customer entry, and apartment entry. Planters will have colorful perennial plantings. Refer to attached floor plan and exterior elevations for planter locations.
- **Signs** – An existing sign on the north, 1 story portion of the building will remain. This sign is approximately 28 square feet. A new sign stating "BOUCHER" with white, individual letters attached to a matching blue sign field is proposed above the storefront window on the south elevation. This sign field is approximately 18 square feet. A new sign stating "BOUCHER VILLAGE FORD" with white, individual letters attached to a matching blue sign field is proposed above the storefront window on the east elevation. This sign field is approximately 37 square feet. Two smaller sign areas will display the building address "101" with white, individual letters attached to a matching blue sign field above the storefront entry door on the southeast corner and on the east elevation above the smaller storefront window. The font for the new signage is Cambria and the letters/numbers are 10" tall. The drawings depict a "Ford" oval logo above the entry door on the southeast corner. This rendering of the sign is only a "place-holder" in the drawings; the owner is searching for a "period" Ford sign to hang above the street entrance door. To illuminate these signs, we propose to install discrete, LED recessed can lights tilted toward the signage and located in the existing projecting trim above the new sign field. One can light is proposed per vertical pane of glass. Refer to attached exterior elevations for sign and light locations.

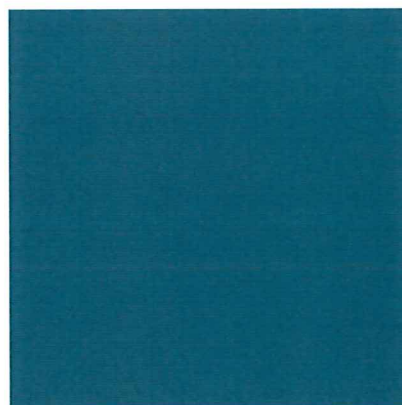
Boucher Village Ford

Exterior Paint Colors

January 17, 2020



Marvin Double Hung Window Color – Cascade Blue



Sherwin Williams (Fascia, Soffits, Gutters/Downspouts, Trim) – Inky Blue



FEATURES & SPECIFICATIONS

INTENDED USE — The OneUp™ recessed direct-wire LED downlight includes integrated junction box, trim, pre-installed non-metallic bushings and 3-port push wire quick connectors in one package. The OneUp is the most economical means to create a well lit environment with exceptional energy efficiency and near zero maintenance.

CONSTRUCTION — Aluminum die cast, adjustable gimbal trim. Integrated galvanized steel junction box with captive door for easy access. Suitable for daisy chaining (pulling wires). Available in 3000K color temperature LEDs.

OPTICS — Round adjustable gimbal with 180 degrees of rotation and 35 degrees of adjustable tilt in both directions. Diffused lens provides even light distribution for general illumination, equivalent to 65W incandescent flood lamp. Wide flood beam angle at >90°. CRI >90. Maintains at least 70% light output for 50,000 hours.

INSTALLATION — Tool-less installation. Secure trim retention with two side-mounted spring clips for easy installation in plaster, sheet rock, or plywood ceilings. The integrated junction box - with pre-installed non-metallic bushing - allows non-metallic cable to be fed through without the hassle of knockouts. The captive junction box door provides easy access to pre-installed 3-port push wire quick connectors for straight-forward wiring. Rated for Type IC installations. Maximum of 4 No. 12AWG through branch circuit conductor suitable for 90°C permitted in box. Ground wire provided.

ELECTRICAL SYSTEM — LED module with high-efficiency on board driver. Dimming down to 10%. For compatible dimmers, refer to: Compatible dimmers chart.

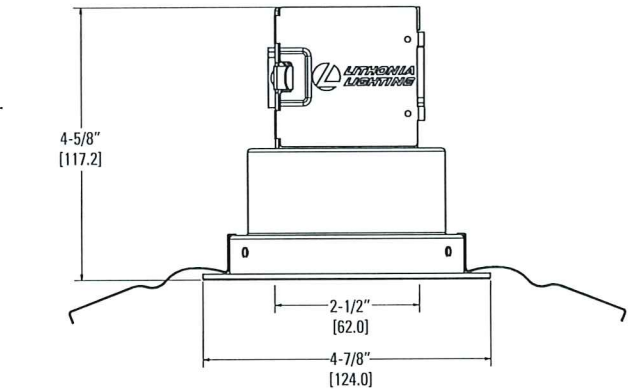
Actual wattage may differ by +/-5% when operating at 120V +/-10%.

LISTINGS — ETL certified to US and Canadian safety standards. Can be used to comply with California Title 24 Part6 High Efficacy LED Light Source Requirements. ENERGY STAR® certified. Damp location listed.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Specifications	
Aperture:	2-1/2" (62.0)
Overlap Trim:	4-7/8" (124.0)
Height:	4-5/8" (117.2)
Ceiling Opening:	4-5/8" (117)
Min Ceiling Thickness:	1/2" (12.7)
Max Ceiling Thickness:	1-1/2" (38.1)
All dimensions are inches (millimeters).	



Catalog Number
Notes
Type

Direct-Wire LED Recessed Downlight

4JBK ADJ

IC Remodel



ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold)**. Example: 4JBK ADJ 30K 90CRI MW

Series	Shape	CCT/Watts/Lumens¹		CRI	Finish	
4JBK	ADJ Round Adjustable	27K	2700K/8.2W/595L	90CRI 90 CRI	MW	Matte White
		30K	3000K/8.2W/620L		BN	Brushed Nickel
		40K	4000K/8.2W/635L		ORB	Oil Rubbed Bronze
		50K	5000K/8.2W/640L			

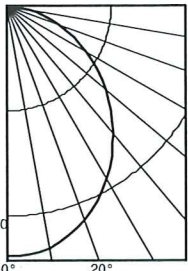
Accessories: Order as separate catalog number.	
OUJBK643 PAN U	Universal Construction Pan



Notes
1 Total System Delivered Lumens.

4JBK ADJ OneUP™ Direct Wire LED

PHOTOMETRICS

Distribution Curve	Distribution Data		Output Data		Coefficient of Utilization			Illuminance Data at 30" Above Floor for a Single Luminaire											
	Ave	Lumens	Zone	Lumens	% Lamp	pf	80%			70%			50%						
						pc	50%	30%	10%	50%	30%	10%	50%	30%	10%				
						pw													
	0	238	0° - 30°	180.5	29.4	0	119	119	119	116	116	116	111	111	111				
	5	238	0° - 40°	289.9	47.2	1	104	100	96	102	98	95	98	95	92				
	15	227	0° - 60°	494.2	80.5	2	91	85	79	89	83	78	86	81	76				
	25	205	0° - 90°	613.6	100.0	3	80	72	66	79	71	65	76	70	64				
	35	175	90° - 120°	0.0	0.0	4	71	63	56	70	62	56	68	61	55				
	45	142	90° - 130°	0.0	0.0	5	64	55	49	63	55	48	61	53	48				
	55	107	90° - 150°	0.0	0.0	6	58	49	43	57	48	42	55	48	42				
65	71	90° - 180°	0.0	0.0	7	52	44	38	52	43	38	50	43	37					
75	37	39	0° - 180°	613.6	*100.0	8	48	40	34	47	39	34	46	39	33				
85	9	10	*Efficiency			9	44	36	30	43	36	30	42	35	30				
90	0					10	41	33	28	40	33	28	39	32	28				
										Initial FC		50% beam - 61.7°		10% beam - 106.8°					
										Mounting Height	Center Beam	Diameter	FC	Diameter	FC				
										8.0	7.9	6.6	3.9	14.8	0.8				
										10.0	4.2	9.0	2.1	20.2	0.4				
										12.0	2.6	11.3	1.3	25.6	0.3				
										14.0	1.8	13.7	0.9	31.0	0.2				
										16.0	1.3	16.1	0.7	36.3	0.1				

ENERGY DATA

4" ADJUSTABLE GIMBAL ENERGY DATA				
Color Temperature	2700K	3000K	4000K	5000K
Lumens	595	620	635	640
CRI	90			
Lumens/Watt	72.56	75.61	77.44	78.05
Min. starting temperature	-18°C (-0°F)			
EMI/RFI	FCC Title 47 CFR, Part 15, Class B			
Sound rating	Class A Standards			
Input voltage	120V AC			
Min. power factor	0.9			
Input frequency	50/60HZ			
Rated wattage	8.2W			
Input power	8.2W			
Input current	0.07A			

DIMMER COMPATIBILITY

COMPATIBLE DIMMERS				
Lutron	Leviton	Pass & Seymour	Synergy/Leviton	Sensorswitch
DV-603P-LA	6633-PA	HCL453PTCCCV6	ISD 600 I 120 / IPI06	nSP5 PCD 2W
CT-603PR-WH	6615-P	LS 603 PWV	ISD 1000 I 120 / IPI10	nSP5 PCD ELV 120
DVELV-300P			ISD 400 ELV 120 / IPE04	
300P SELV				
DV-600P				
NTELV-300P				
NLV-600				
Caseta PD-6WCL dimmer (requires Lutron Smart Bridge L-BDG2-WH which is sold separately from the dimmer)				

LIGHTING FACTS



Lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	6200
Watts	8.2
Lumens per Watt (Efficacy)	75.61

Color Accuracy

Color Rendering Index (CRI)

90

Light Color

Correlated Color Temperature (CCT)



3000 (Bright White)

Warm White	Bright White	Daylight
2700K	3000K	6500K

All results are according to IESNA LM-79-2010: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting*. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the **Label Reference Guide**.

Registration Number: NJEM NAUVBY (7/20/2017)
 Model Number: 4JBR AQJ 30K 90CRI
 Type: Luminaire – Downlight

Product Information

Planter TF 4307



Size:	30" Dia. x 20"H
Weight:	330 Lbs.
Material:	Reinforced concrete
Reinforcing:	1/4" Dia. steel rebar
Drain Hole:	(1) 2" Dia. drain hole
Hardware:	(4) 5/8" Dia. lifting inserts

Note:
Lifting inserts are to ONLY be used
when planter is EMPTY

Finish Options

- Standard**
-Exposed Aggregate
-Weatherstone



Charcoal



A WAUSAU TILE INC. BRAND

PO Box 1520, Wausau, WI 54402-1520
(800 388-8728)

Email: wtile@wausautile.com
Web: wausau.com

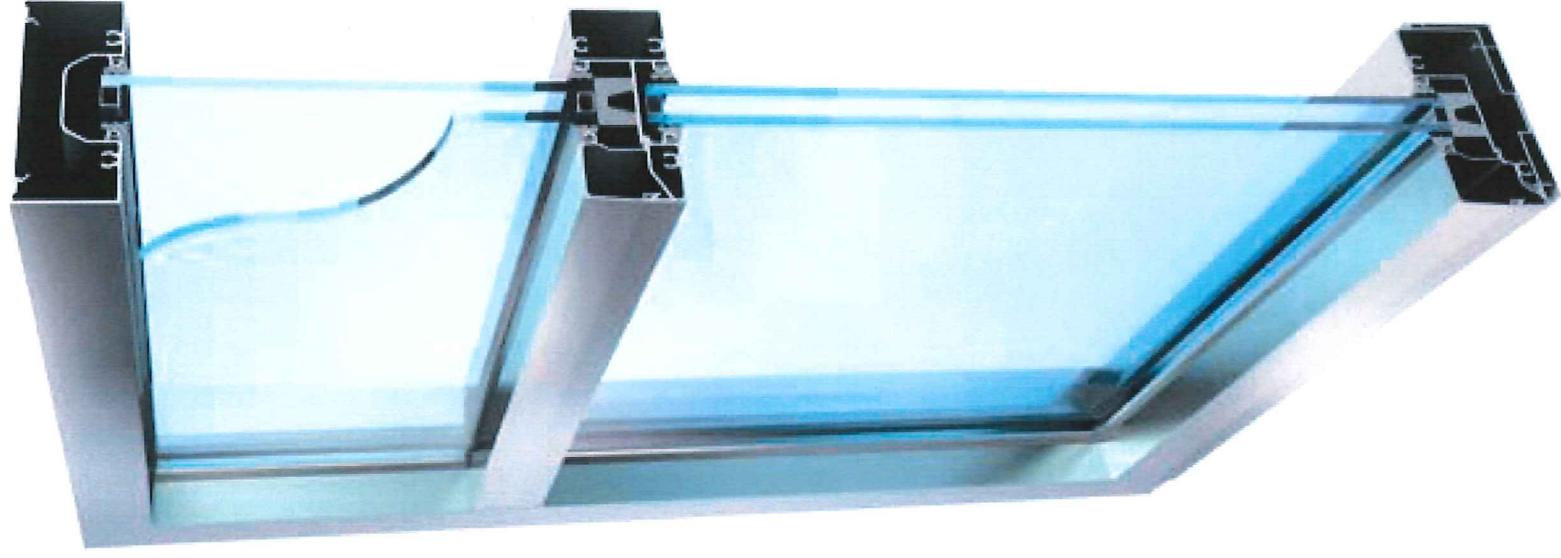


Boucher Village Ford

Window Details

January 17, 2020

COMMERCIAL ARCHITECTS



Typical Alum
Storefront
Framing



Typical Between-the-Glass Muntin Bar

Kawneer Anodize finishes

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41 / AA-M45C22A41	Architectural Class I (.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44 / AA-M45C22A44	Architectural Class I (.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (.7 mils minimum)

ULTIMATE DOUBLE HUNG NEXT GENERATION

NO DETAIL OVERLOOKED

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung Next Generation Window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR

Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL

Provides a sleek aesthetic at 1⁵/₁₆" to maximize daylight opening while maintaining historical accuracy.

TILT WASH

Allows easy access to exterior glass for cleaning and maintenance.

RETRACTABLE SCREEN

A screen option that easily retracts out of sight when not in use and provides smooth, quiet operation.



INTERIOR SHADES

Integrate seamlessly into the window without visible cords or pulleys. The fit is precise with virtually no light bleed.

EXCLUSIVE AUTOLOCK

Activates when the sashes are closed, locking the window.

FIRST-RATE ENERGY EFFICIENCY

Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates and weather needs.

SASH BALANCE SYSTEMS

Enables smooth operation at the largest sizes.

ULTIMATE DOUBLE HUNG NEXT GENERATION

GENERATIONS OF TIMELESS DESIGN

EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING

Exterior cladding made with the industry's highest level of certification, AAMA 2605, extruded aluminum and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES

Up to 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL

The 14-degree bevel provides optimal water management while maintaining a classic look.



SUPERIOR WEATHER PERFORMANCE

LC-PG50 on most sizes, and optional Commercial (CW) Performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY

An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes and archtop models.

ALUMINUM INTER-LOCK

Eliminates drafts and improves the window's overall structural integrity.

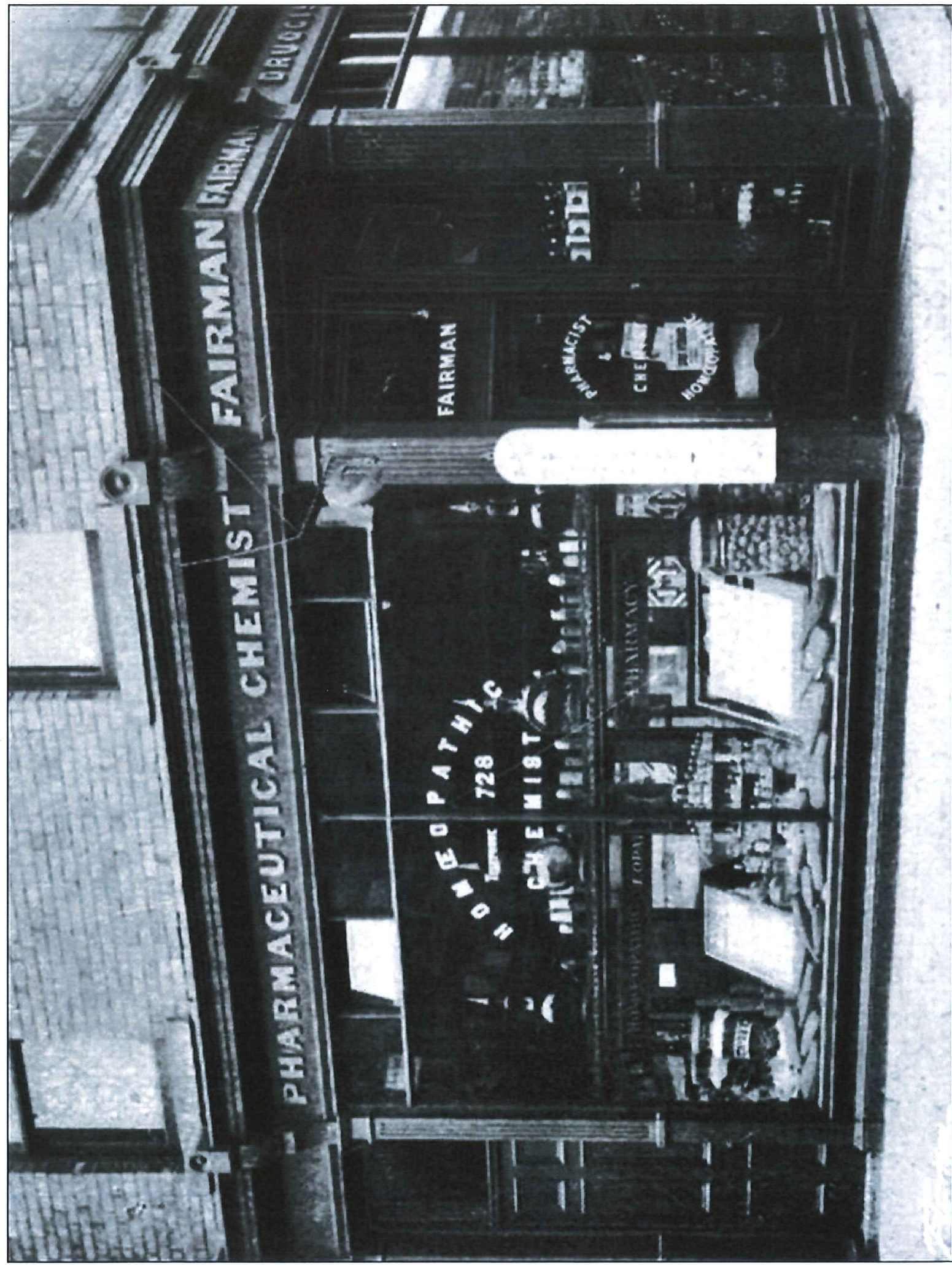


Boucher Village Ford

Historic Precedent Photos

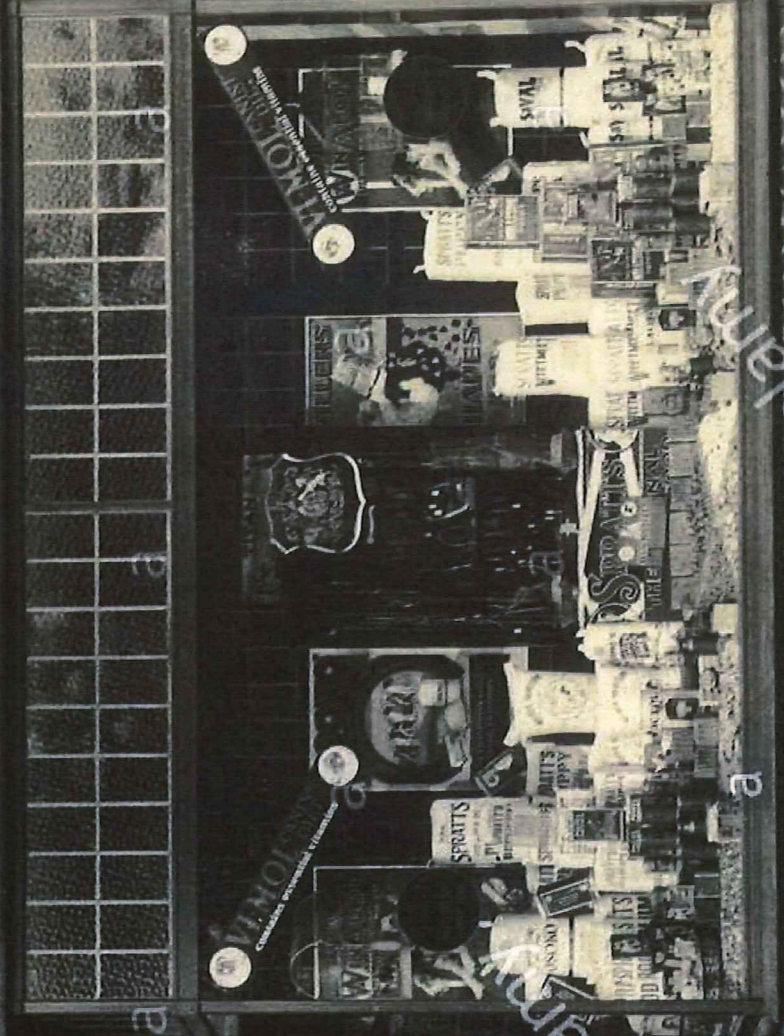
January 17, 2020

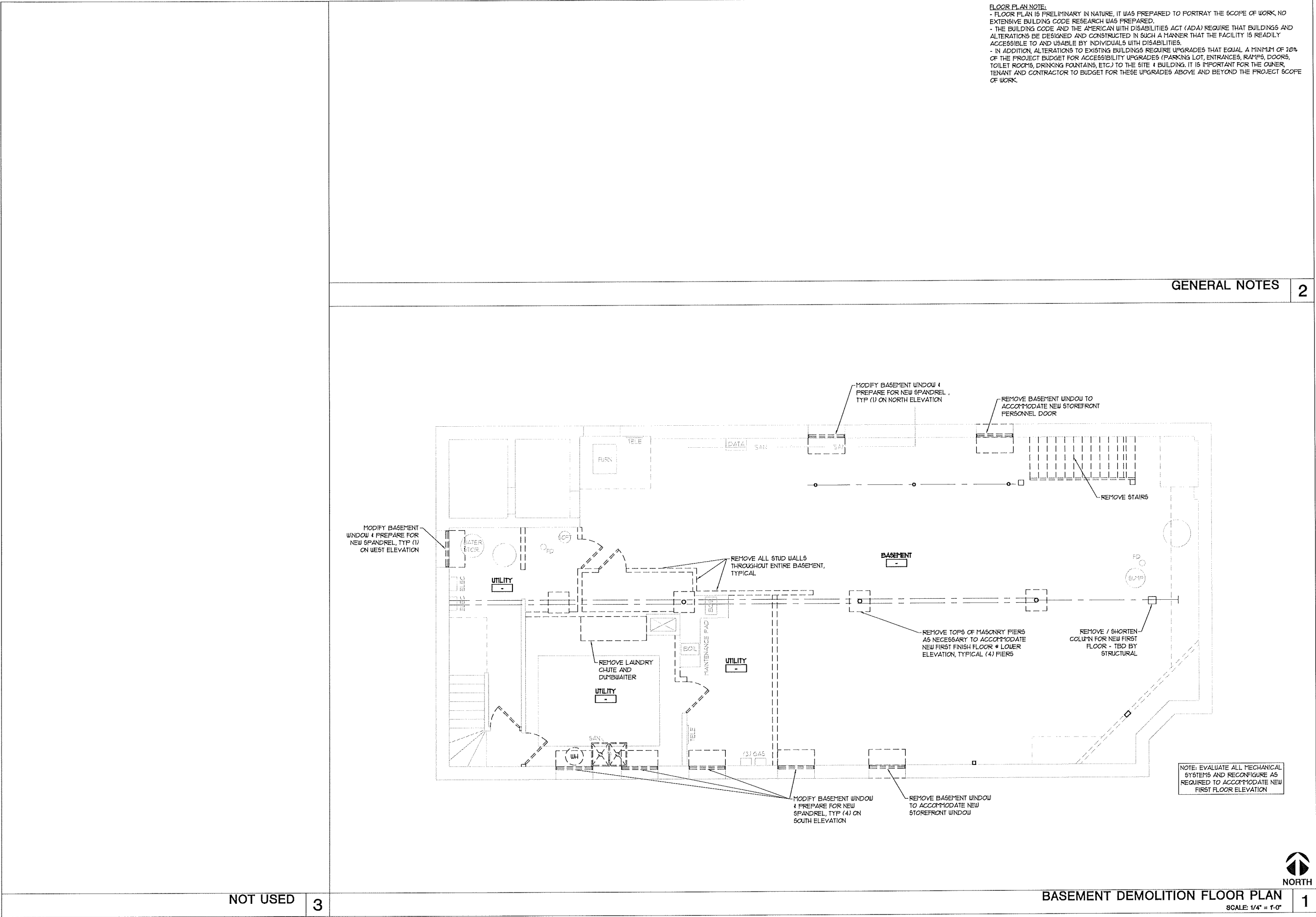






DRAKE & MOUNT LTD.





FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
	01/09/20	HFC MEETING	KEJ
	01/17/20	PC MEETING	KEJ

Project:

Outlot Building Alteration For
Boucher Village Ford
Showroom
101 N Main St
Thiensville, WI 53092

PERSPECTIVE
DESIGN, INC.

11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1780 Fax: (414) 302-1781

Drawing Title:

BASEMENT
DEMOLITION
FLOOR PLAN

Date:

01/17/20

Scale:

1/4"=1'-0"

Drawn:

KEJ

Job:

20-007

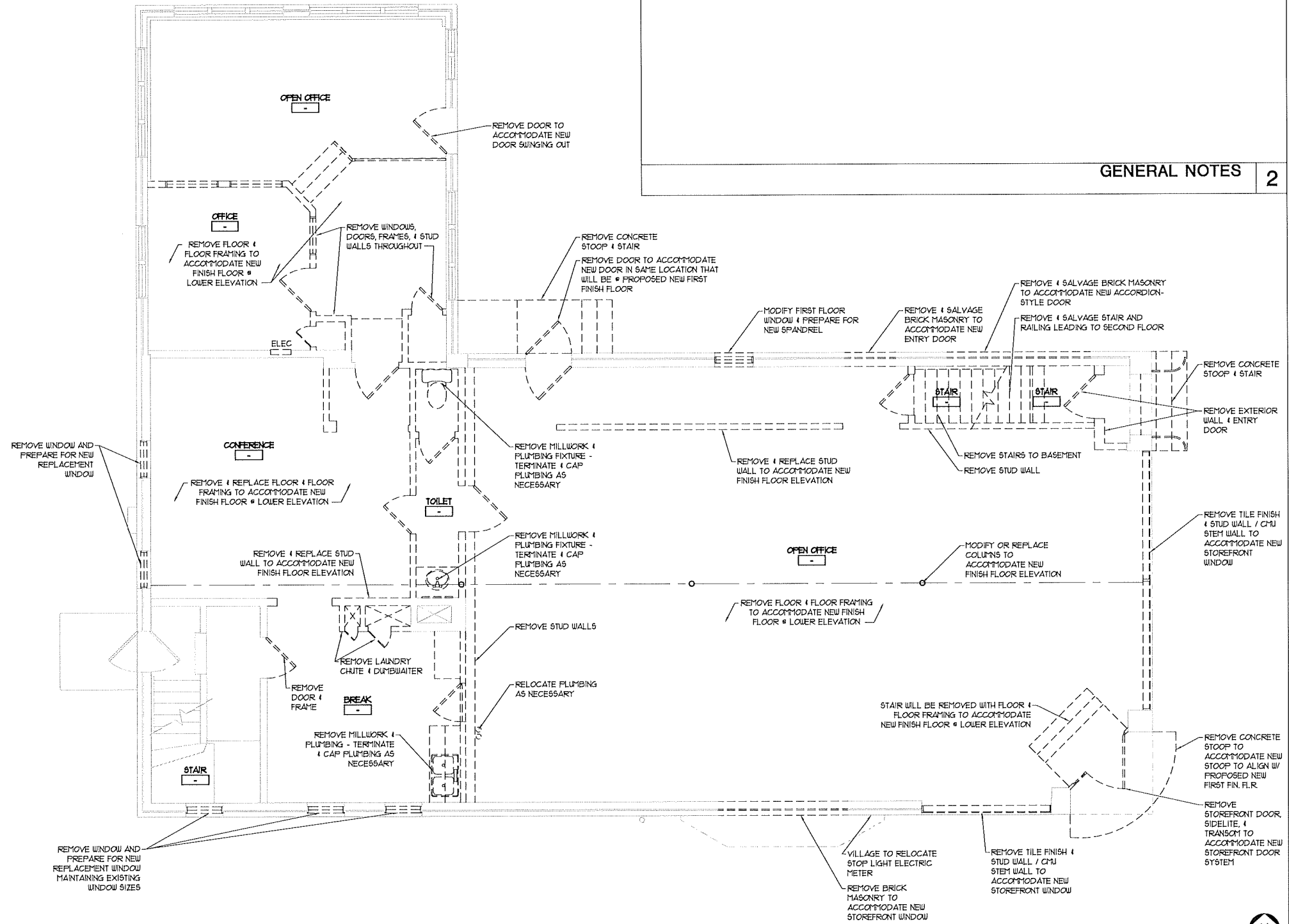
Sheet:

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THIS
BOX IS
1/2" x 1/2"

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



FLOOR PLAN NOTE:

* FLOOR PLAN IS PRELIMINARY IN NATURE, IT WAS PREPARED TO PORTRAY THE SCOPE OF WORK, NO EXTENSIVE BUILDING CODE RESEARCH WAS PREPARED.

* THE BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIRE THAT BUILDINGS AND ALTERATIONS BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT THE FACILITY IS READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES.

* IN ADDITION, ALTERATIONS TO EXISTING BUILDINGS REQUIRE UPGRADES THAT EQUAL A MINIMUM OF 20% OF THE PROJECT BUDGET FOR ACCESSIBILITY UPGRADES (PARKING LOT, ENTRANCES, RAMPS, DOORS, TOILET ROOMS, DRINKING FOUNTAINS, ETC.) TO THE SITE 4 BUILDING. IT IS IMPORTANT FOR THE OWNER, TENANT AND CONTRACTOR TO BUDGET FOR THESE UPGRADES ABOVE AND BEYOND THE PROJECT SCOPE OF WORK.

GENERAL NOTES	2
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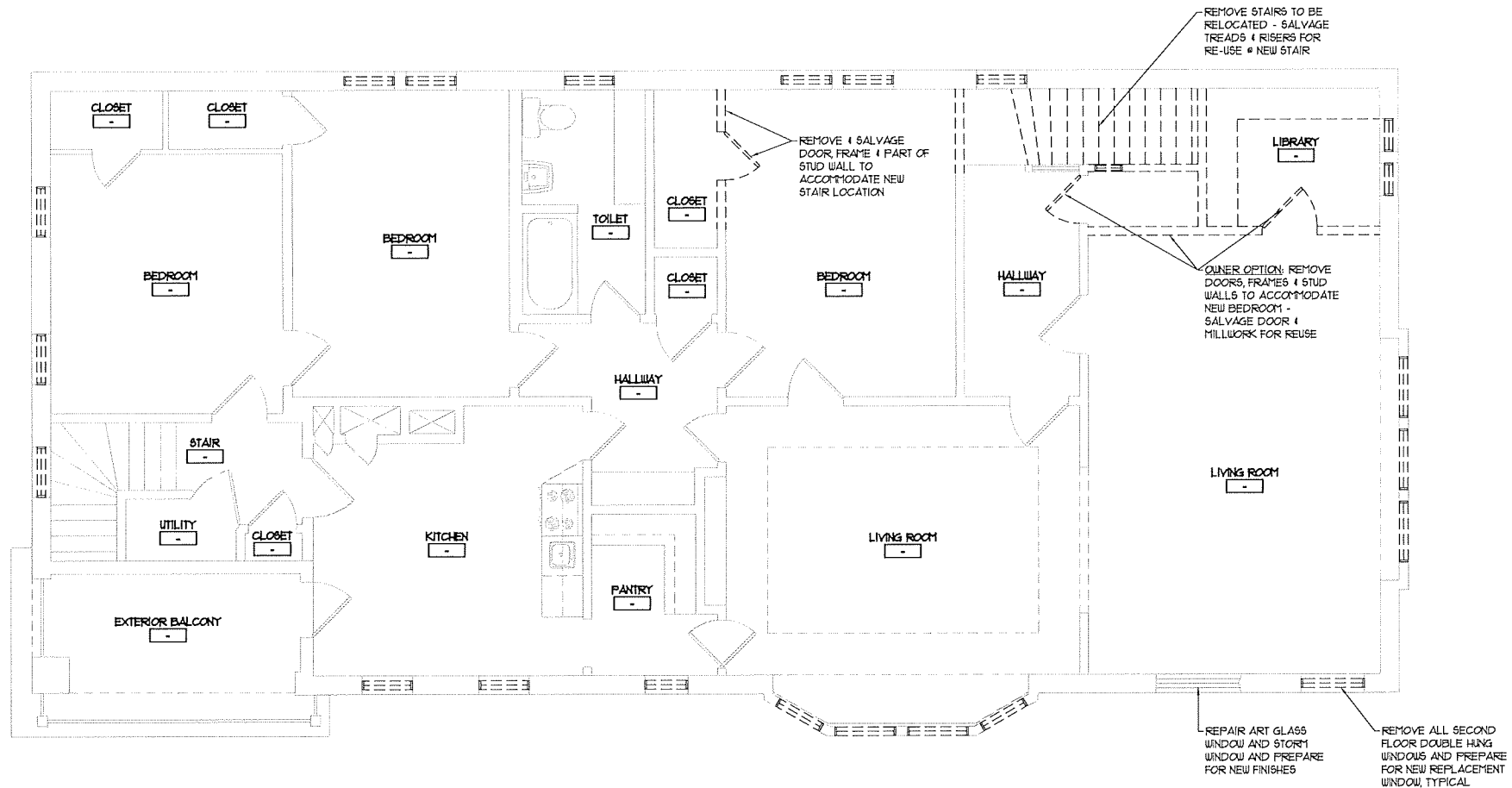
NOT USED	3
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FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

 PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781	Outlot Building Alteration For: Boucher Village Ford Showroom 101 N Main St Thiensville, WI 53092			REV. #	REV. DATE	DESCRIPTION	REV. BY:
						HPC MEETING	KBJ
						PC MEETING	KBJ
Project:							
Drawing Title: FIRST FLOOR DEMOLITION PLAN							
THIS BOX X 1/4" X 1/4"							
Date:		01/17/2001					
Scale:		1/4"=1'-0"					
Drawn:		KBJ					
Job:		20-007					
Sheet:		D1.2					

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



GENERAL NOTES

2

NOT USED

3

SECOND FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

NORTH

1

FULL SIZE PRINT = 24" x 36" SHEET

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PERSPECTIVE
DESIGN, INC.

Outlot Building Alteration For:
**Boucher Village Ford
Showroom**
101 N Main St
Thiensville, WI 53092

REV. #	REV. DATE	DESCRIPTION	REV. BY:
	01/09/20	HPC MEETING	KBJ
	01/11/20	HPC MEETING	KBJ

Drawing Title:
SECOND FLOOR
DEMOLITION
PLAN

Date:	01/17/20
Scale:	1/4"=1'-0"
Drawn:	KBJ
Job:	20-007

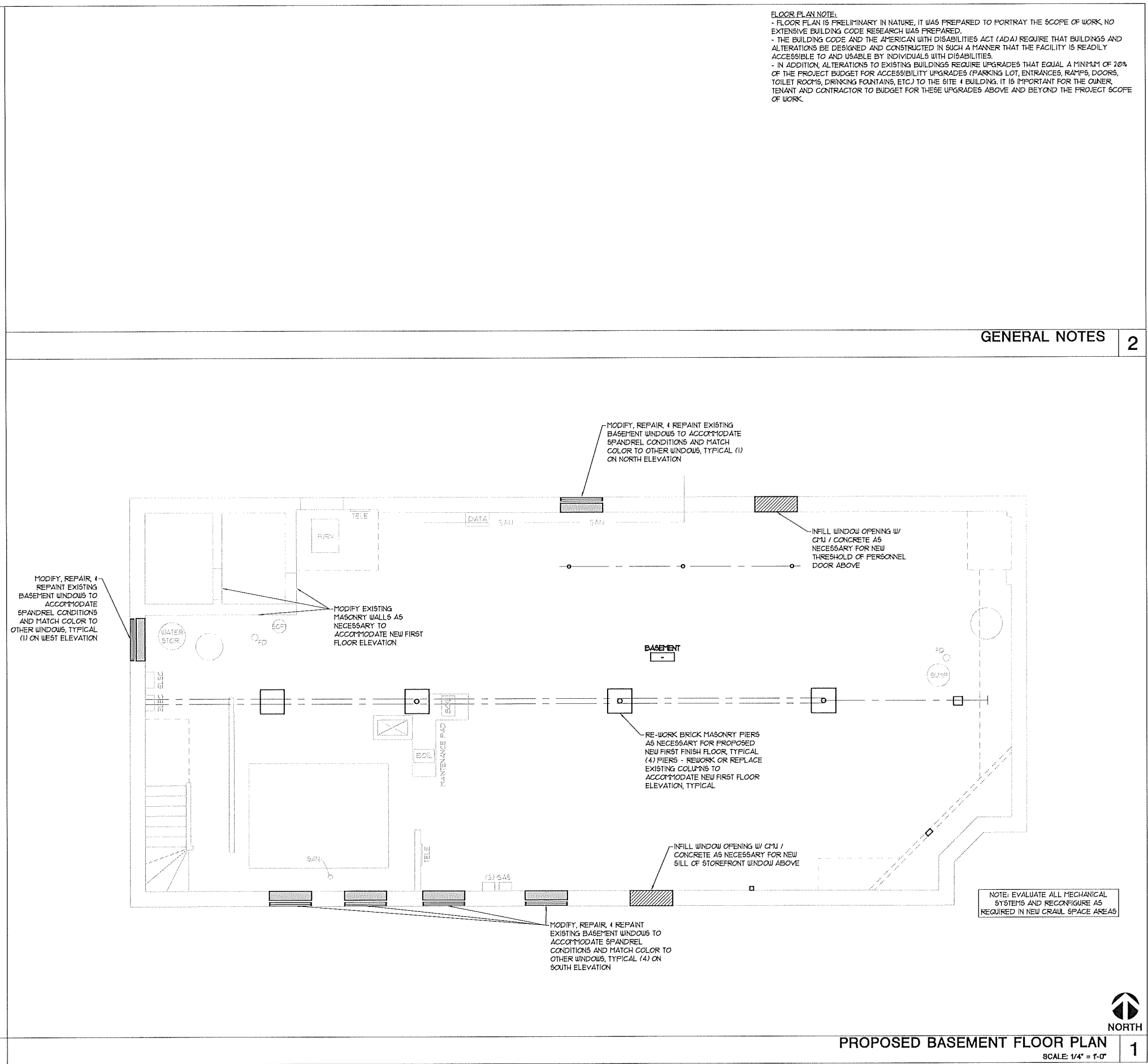
Sheet:

D1.3

THIS
BOX IS
 $\frac{1}{2}'' \times \frac{1}{8}''$

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



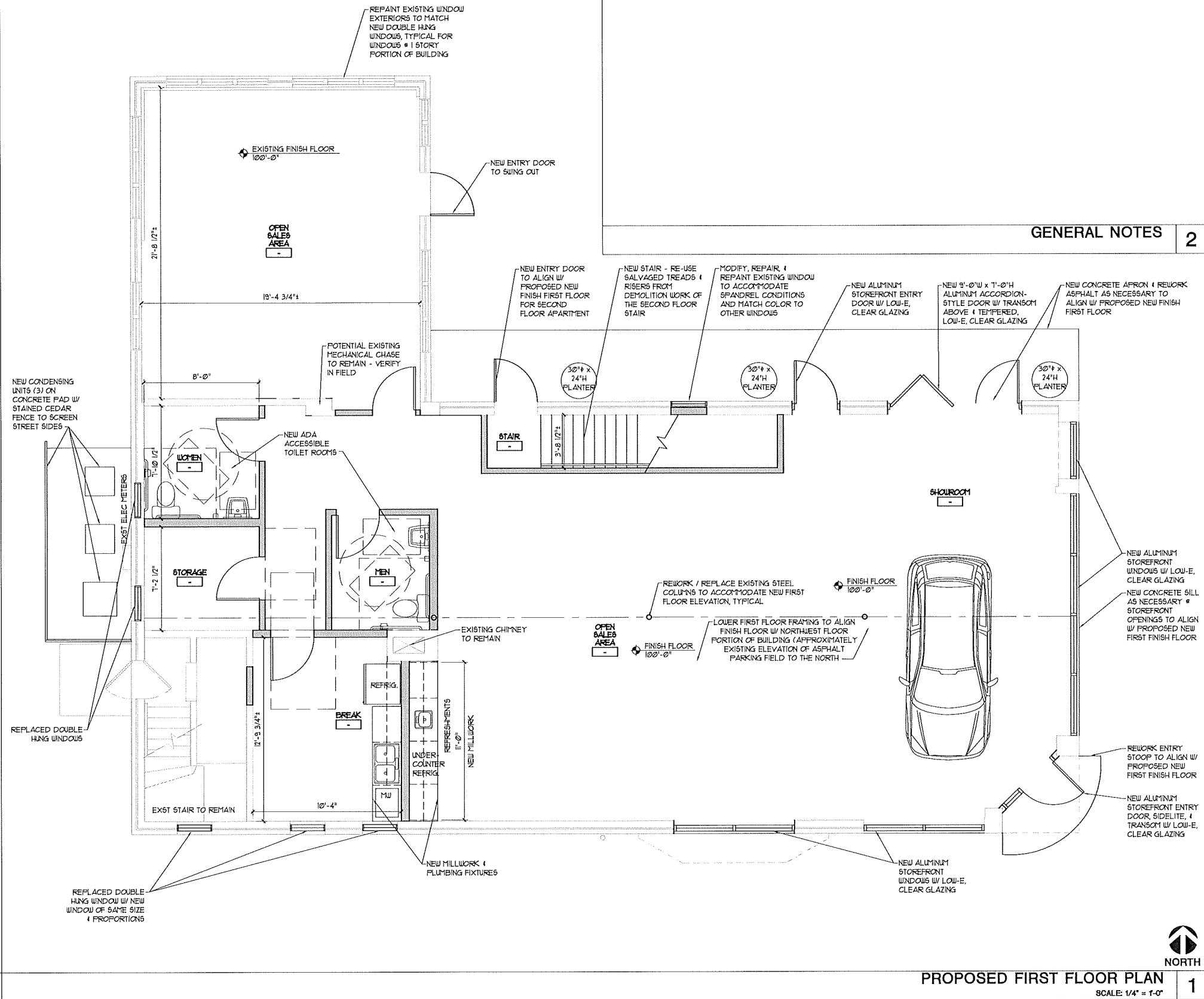
FULL SIZE PRINT = 24" x 36" SHEET

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 PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel. (414) 302-1730 Fax (414) 302-1731	Project: Outlot Building Alteration For: Boucher Village Ford Showroom 101 N Main St Thiensville, WI 53092			REV. #	REV. DATE	DESCRIPTION	REV. BY:
Drawing Title: PROPOSED BASEMENT FLOOR PLAN							
Date: 01/17/20 Scale: 1/4"=1'-0" Drawn: KBJ Job: 20-007 Sheet:							
A1.1							

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FLOOR PLAN NOTE:

* FLOOR PLAN IS PRELIMINARY IN NATURE, IT WAS PREPARED TO PORTRAIT THE SCOPE OF WORK, NO EXTENSIVE BUILDING CODE RESEARCH WAS PREPARED.

* THE BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIRE THAT BUILDINGS AND ALTERATIONS BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT THE FACILITY IS READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES.

* IN ADDITION, ALTERATIONS TO EXISTING BUILDINGS REQUIRE UPGRADES THAT EQUAL A MINIMUM OF 20% OF THE PROJECT BUDGET FOR ACCESSIBILITY UPGRADES (PARKING LOT, ENTRANCES, RAMPS, DOORS, TOILET ROOMS, DRINKING FOUNTAINS, ETC.) TO THE SITE 1 BUILDING, IT IS IMPORTANT FOR THE OWNER, TENANT AND CONTRACTOR TO BUDGET FOR THESE UPGRADES ABOVE AND BEYOND THE PROJECT SCOPE OF WORK.

GENERAL NOTES	2
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3	2
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NOT USED	3
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PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1

 PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1780 Fax (414) 302-1781	Outlot Building Alteration For: Boucher Village Ford Showroom 101 N Main St Thiensville, WI 53092			Project:
	REV. #	REV. DATE	DESCRIPTION	REV. BY:
		01/09/20	HFC MEETING	KEJ
		01/17/20	PC MEETING	KEJ
Drawing Title: PROPOSED FIRST FLOOR PLAN				
Date: 01/17/20		THIS BOX IS 1/2" x 1/2"		
Scale: 1/4"=1'-0"				
Drawn: KBJ				
Job: 20-007				
Sheet:		A1.2		

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

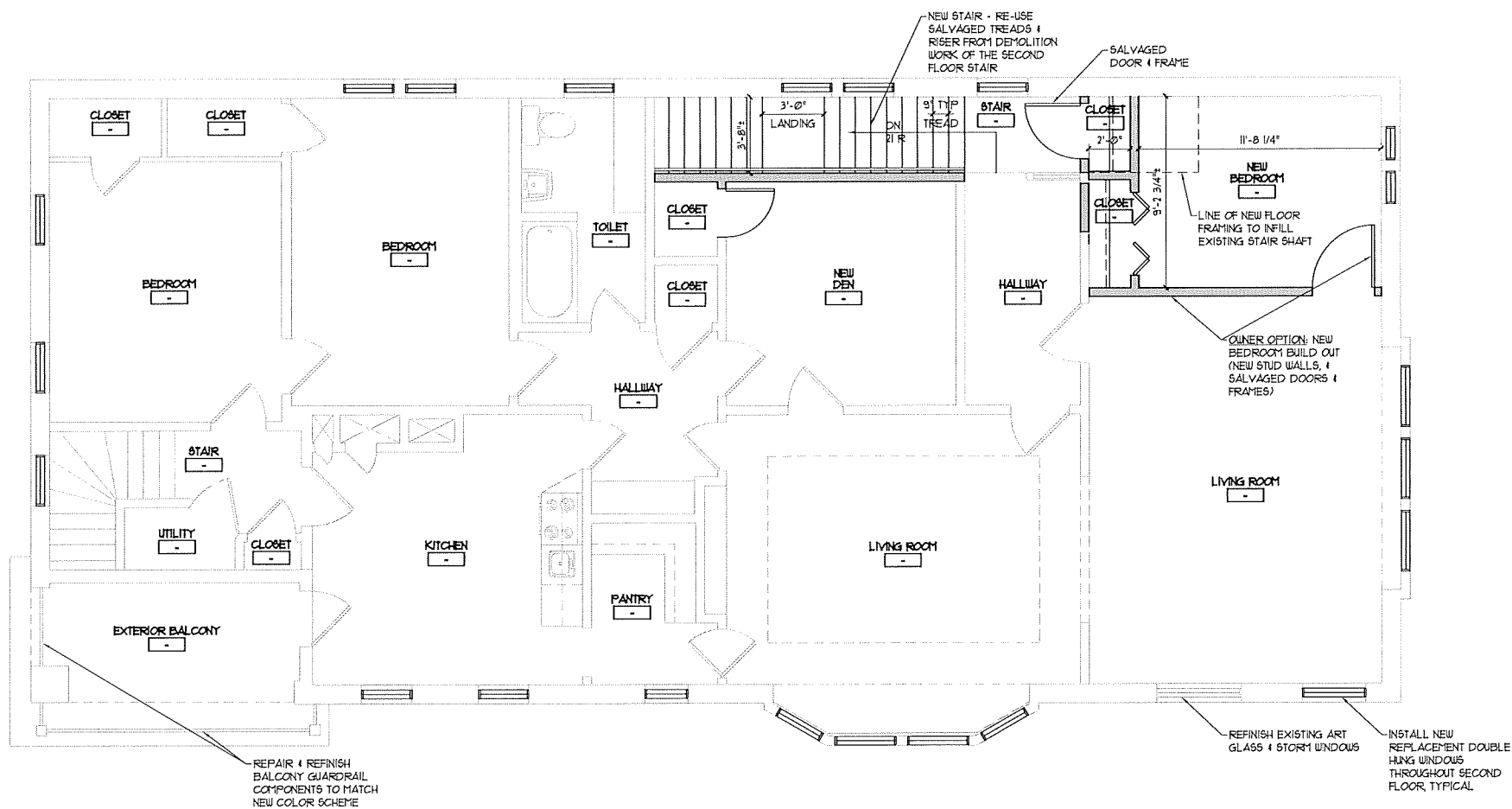
NOT FOR CONSTRUCTION

FLOOR PLAN NOTE:

- * FLOOR PLAN IS PRELIMINARY IN NATURE, IT WAS PREPARED TO PORTRAY THE SCOPE OF WORK. NO EXTENSIVE BUILDING CODE RESEARCH WAS PREPARED.
- * THE BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIRE THAT BUILDINGS AND ALTERATIONS BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT THE FACILITY IS READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES.

N + ADDITION, ALTERATIONS TO EXISTING BUILDINGS REQUIRE UPGRADES THAT EQUAL A MINIMUM OF 20% OF THE PROJECT BUDGET FOR ACCESSIBILITY UPGRADES (PARKING LOT, ENTRANCES, RAMP, DOORS, TOILET, SHOWERS, DRINKING FOUNTAINS, ETC.) TO THE SITE 4 BUILDING. IT IS IMPORTANT FOR THE OWNER, TENANT AND CONTRACTOR TO BUDGET FOR THESE UPGRADES ABOVE AND BEYOND THE PROJECT SCOPE OF WORK.

2



NORTH

SCALE: 1/4" = 1'-0"

1

3

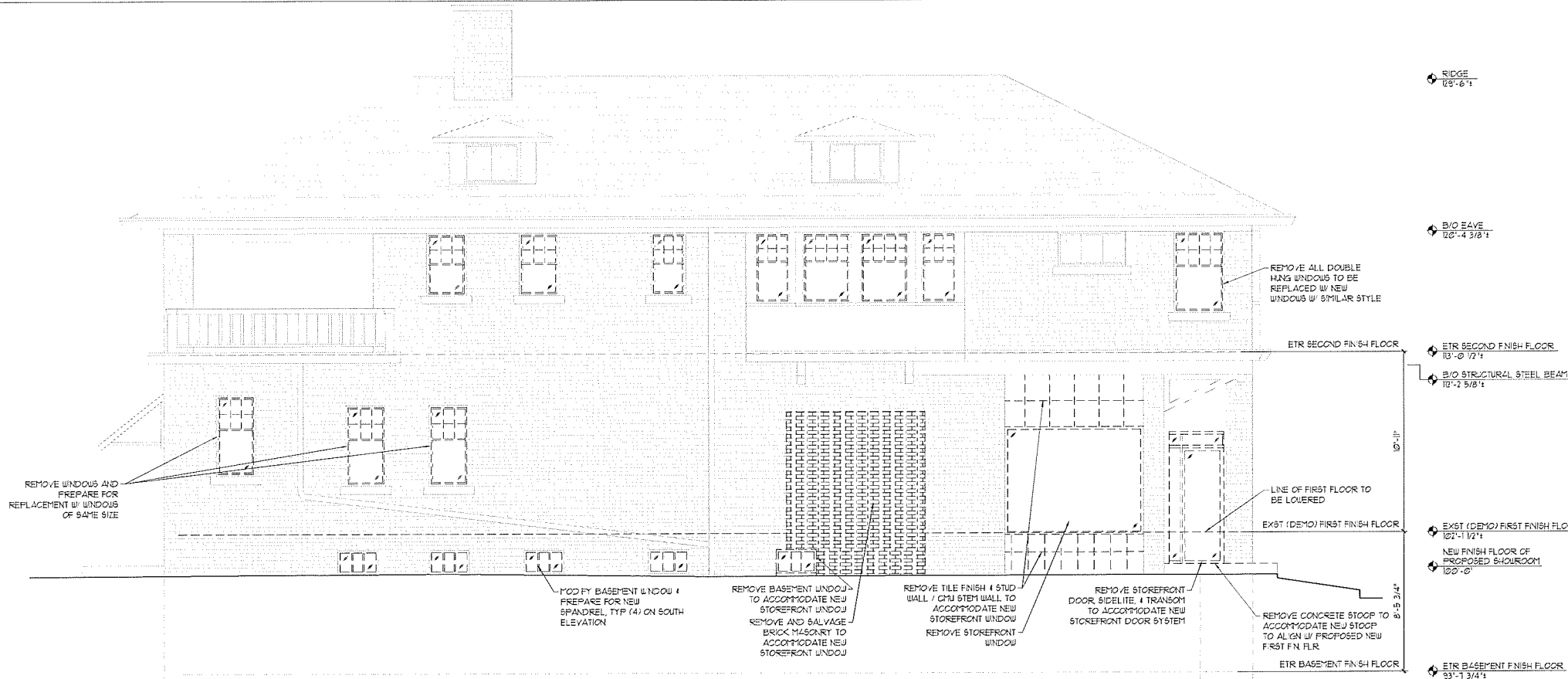
 PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel. (414) 302-1780 Fax (414) 302-1751	Outlot Building Alteration For: Boucher Village Ford Showroom 101 N Main St Thiensville, WI 53092			REV. #	REV. DATE	DESCRIPTION	REV. BY:
					01/09/20	HPC MEETING	KBJ
					01/17/20	PC MEETING	KBJ
Project:							
Drawing Title: PROPOSED SECOND FLOOR PLAN							
THIS BOX X 1/2 X 1/2							
Date:		01/17/20					
Scale:		1/4"=1'-0"					
Drawn:		KBJ					
Job:		20-007					
Sheet:		A1.3					

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PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2

DEMOLITION SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1

FULL SIZE PRINT = 24" x 36" SHEET

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REV. BY:	DESCRIPTION	REV. DATE	REV. #
KEJ	HPC MEETING	01/09/20	
KEJ	PC MEETING	01/17/20	

Project:
Outlot Building Alteration For:
**Boucher Village Ford
Showroom**
101 N Main St
Thiensville, WI 53092

**PERSPECTIVE
DESIGN, INC.**
11325 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1750 Fax: (414) 302-1751

Drawing Title:
DEMO /
PROPOSED
SOUTH ELEV.

Date: 01/17/20

Scale: 1/4"=1'-0"

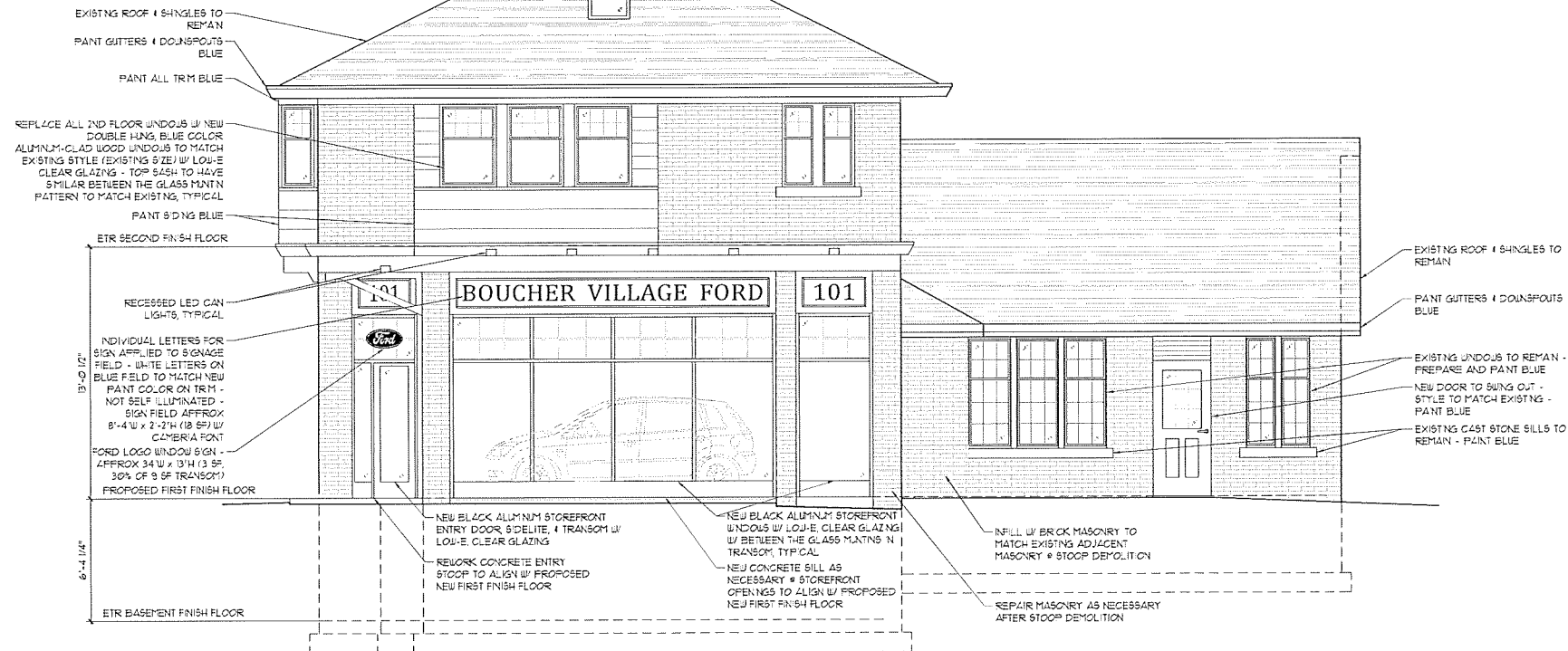
Drawn: KEJ

Job: 20-007

Sheet:
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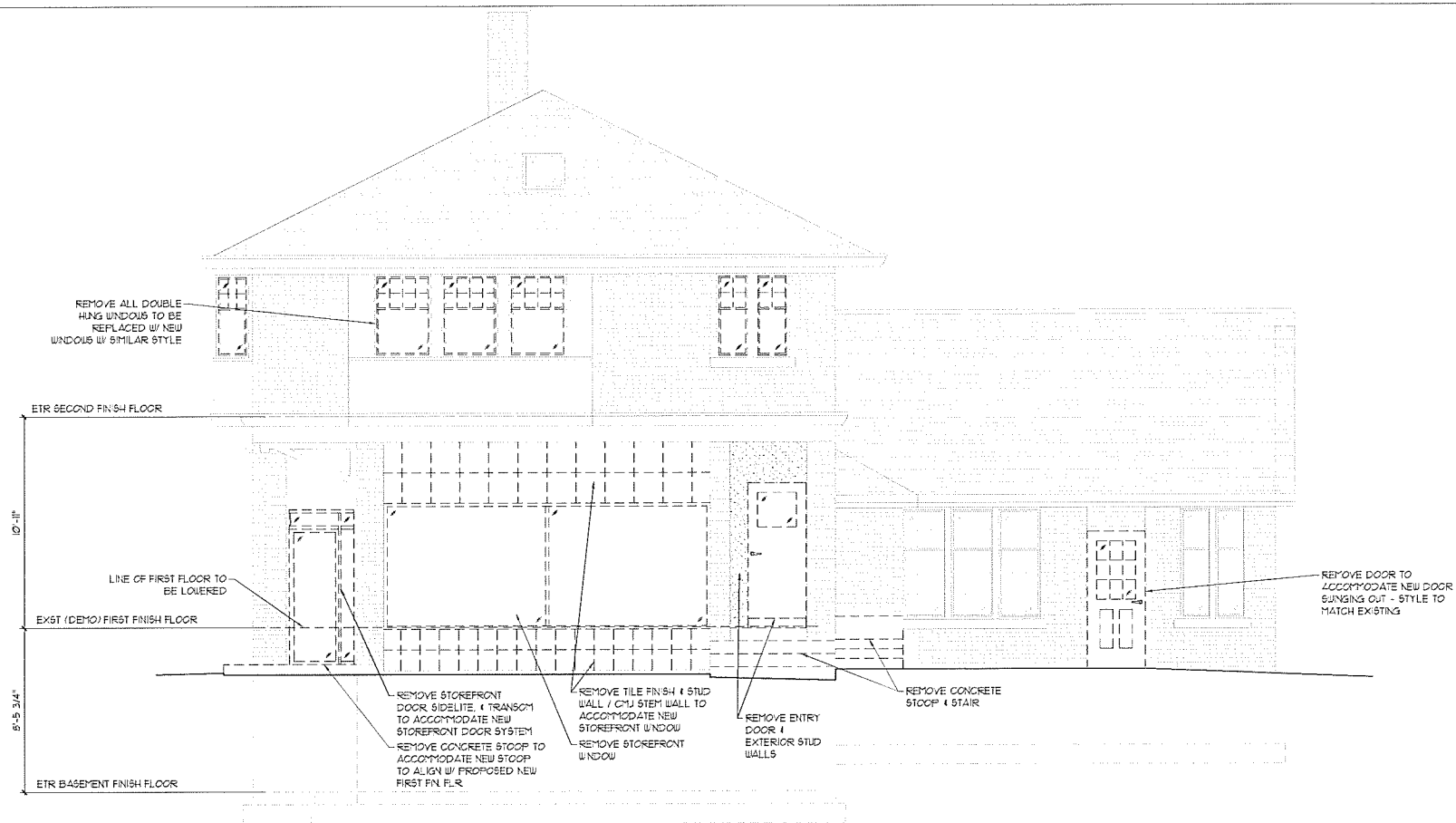
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PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

2



DEMOLITION EAST ELEVATION

SCALE: 1/4" = 1'-0"

1

RIDGE
29'-6"B/O EAVE
10'-4 3/8"RIDGE
18'-6"ETR SECOND FINISH FLOOR
13'-0 1/2"B/O STRUCTURAL STEEL BEAM
12'-2 5/8"T/O PROPOSED STOREFRONT
29'-6"NEW FINISH FLOOR OF
PROPOSED SHOWROOM
10'-0"CRAWL SPACE FINISH FLOOR
93'-1 3/4"RIDGE
29'-6"B/O EAVE
10'-4 3/8"RIDGE
18'-6"ETR SECOND FINISH FLOOR
13'-0 1/2"B/O STRUCTURAL STEEL BEAM
12'-2 5/8"EXIST (DEM'D) FIRST FINISH FLOOR
10'-1 1/2"NEW FINISH FLOOR OF
PROPOSED SHOWROOM
10'-0"ETR BASEMENT FINISH FLOOR
93'-1 3/4"

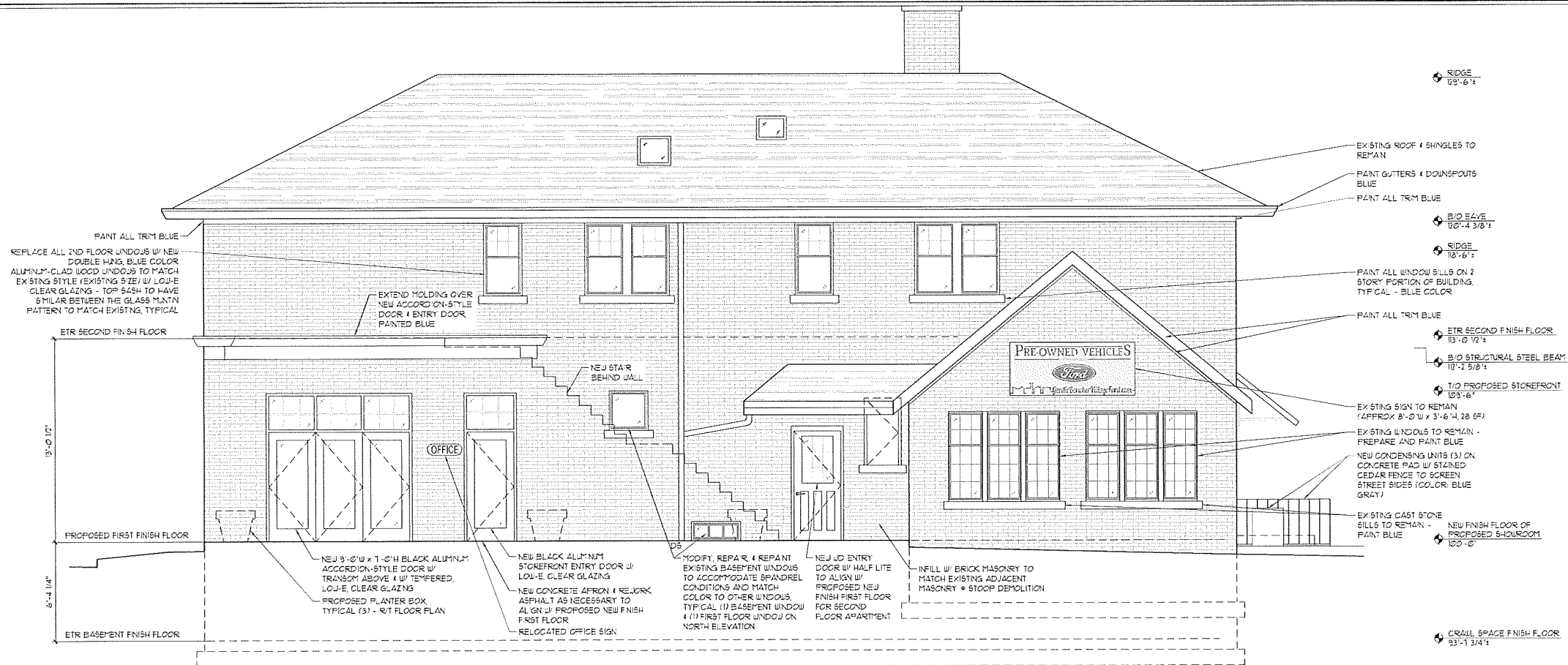
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REV. BY:	DESCRIPTION	REV. DATE	REV. #
KEJ	HPC MEETING	01/09/20	
KEJ	PC MEETING	01/17/20	
Project:			
Outlot Building Alteration For: Boucher Village Ford Showroom 101 N Main St Thiensville, WI 53092			
PERSPECTIVE DESIGN, INC. 11325 W. North Avenue Wauwatosa, WI 53226 Tel: (414) 302-1750 Fax: (414) 302-1751			
Drawing Title: DEMO / PROPOSED EAST ELEV.			
Date: 01/17/20 Scale: 1/4"=1'-0" Drawn: KEJ Job: 20-007 Sheet:			
A2.2			

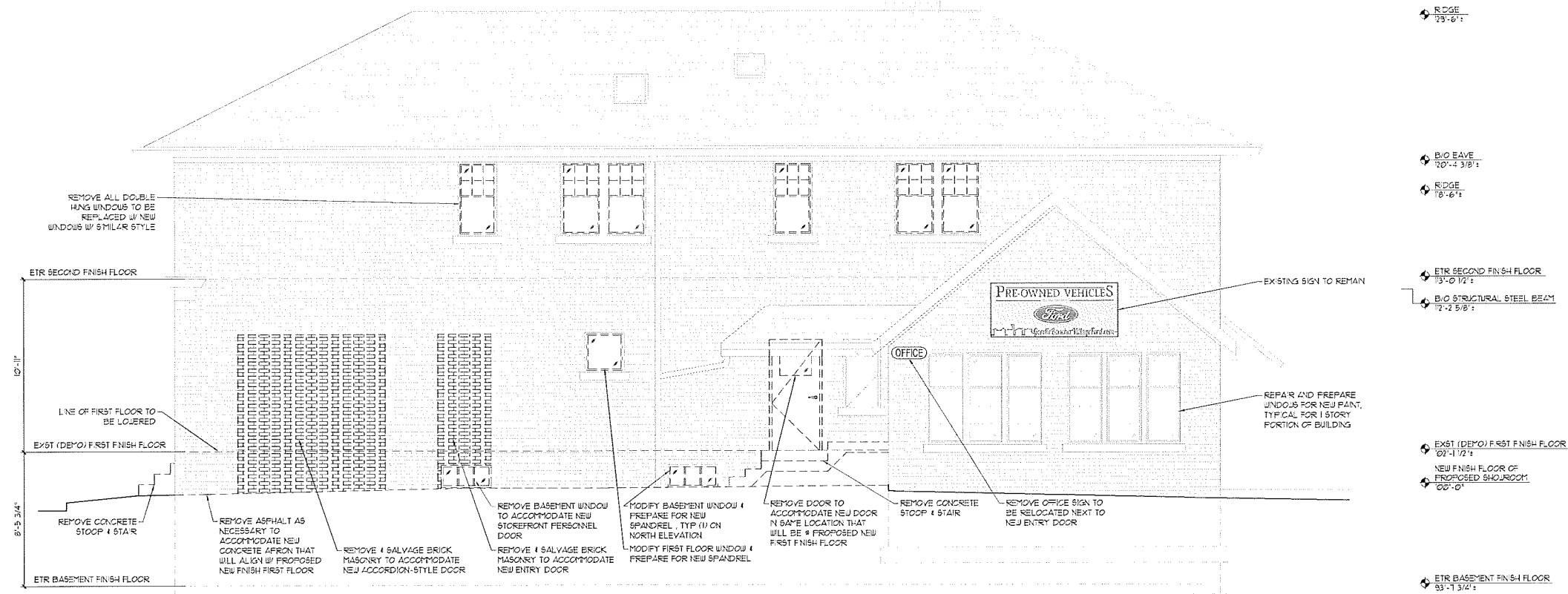
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FULL SIZE PRINT = 24" x 36" SHEET

PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2

DEMOLITION NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1

FULL SIZE PRINT = 24" x 36" SHEET

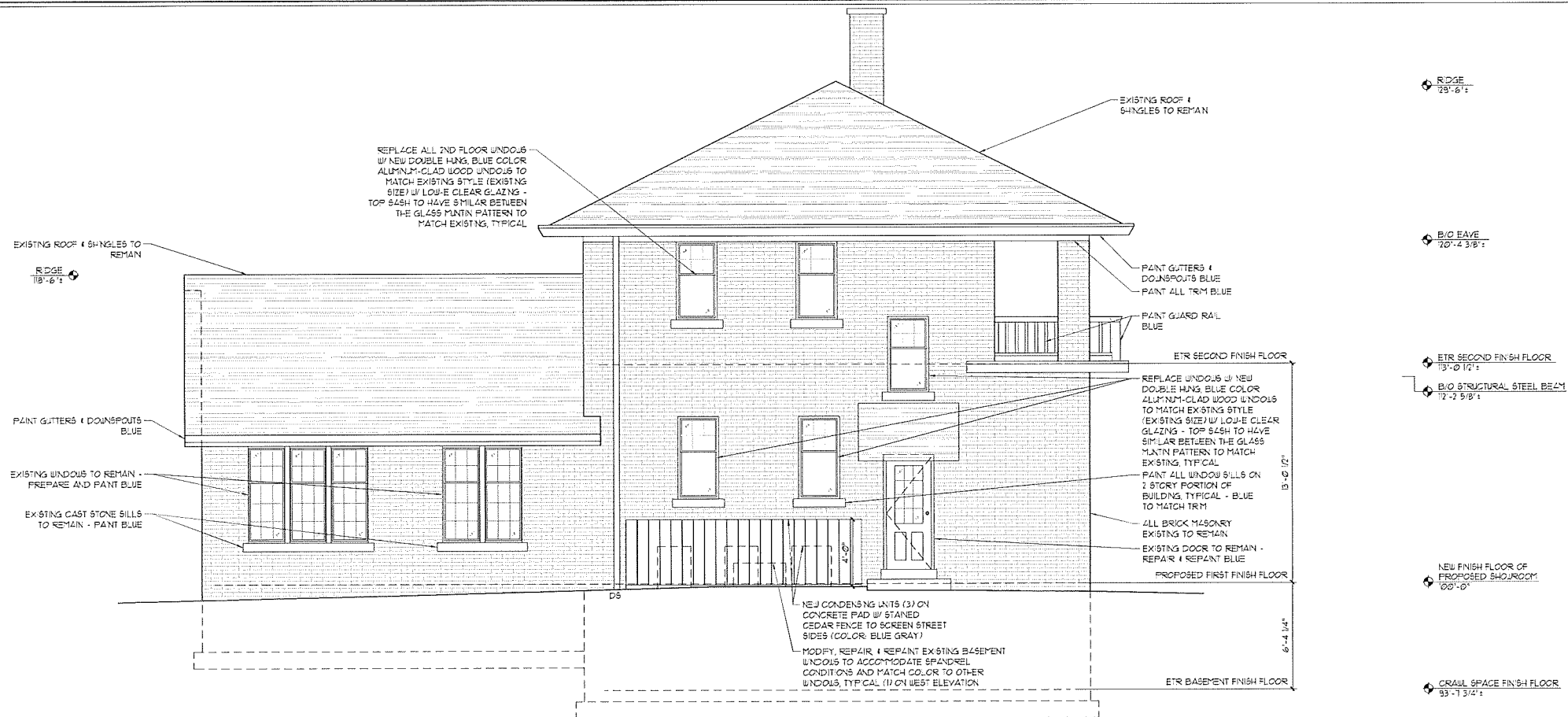
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REV. BY:	DESCRIPTION	REV. #	REV. DATE
KBJ	HPC MEETING	01/09/20	01/09/20
KBJ	PC MEETING	01/17/20	01/17/20

Project:	Outlot Building Alteration For: Boucher Village Ford Showroom 101 N Main St Thiensville, WI 53092
Drawing Title:	DEMO / PROPOSED NORTH ELEV.
Date:	01/17/20
Scale:	1/4"=1'-0"
Drawn:	KBJ
Job:	20-007
Sheet:	A2.3

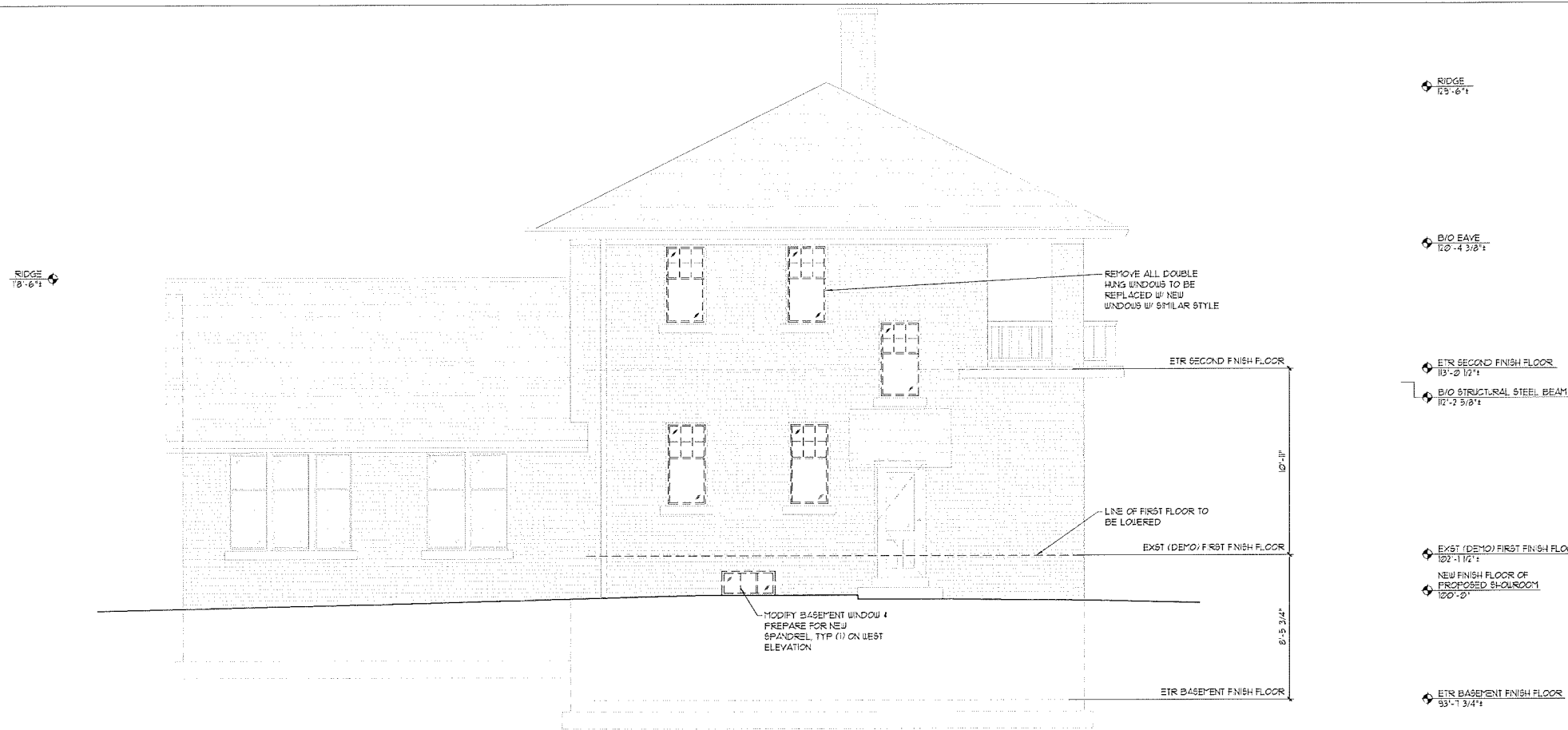
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PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

2



DEMOLITION WEST ELEVATION
SCALE: 1/4" = 1'-0"

1

FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
01/09/20	01/09/20	HPC MEETING	KBJ
01/17/20	01/17/20	PC MEETING	KBJ

Project:
Outlot Building Alteration For:
Boucher Village Ford
Showroom
 101 N Main St
 Thiensville, WI 53092

PERSPECTIVE
DESIGN, INC.
 11525 W. North Avenue
 Wauwatosa, WI 53226
 Tel: (414) 302-1780 Fax: (414) 302-1781



Drawing Title:
DEMO /
PROPOSED
WEST ELEV.

Date: 01/17/20
 Scale: 1/4"=1'-0"
 Drawn: KBJ
 Job: 20-007
 Sheet:

A2.4

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PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

1



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

2

FULL SIZE PRINT = 24" x 36" SHEET

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Drawing Title:
COLORED
EXTERIOR
ELEVATIONS

Date: 01/17/20
Scale: 1/4"=1'-0"
Drawn: KBJ
Job: 20-007

Sheet:

R2.1



PERSPECTIVE
DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1750 Fax (414) 302-1751

Outlot Building Alteration For:
**Boucher Village Ford
Showroom**
101 N Main St
Thiensville, WI 53092

Project:

REV. #	REV. DATE	DESCRIPTION	REV. BY:
01/09/20	01/09/20	HPC MEETING	KBJ
01/17/20	01/17/20	PC MEETING	KBJ

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PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

1



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

2

FULL SIZE PRINT = 24" x 36" SHEET

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Drawing Title:
COLORED
EXTERIOR
ELEVATIONS

Date: 01/17/20
Scale: 1/4"=1'-0"
Drawn: KBJ
Job: 20-007
Sheet:

R2.2



PERSPECTIVE
DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1750 Fax (414) 302-1751

Outlot Building Alteration For:
**Boucher Village Ford
Showroom**
101 N Main St
Thiensville, WI 53092

Project:

REV. #	REV. DATE	DESCRIPTION	REV. BY:
01/03/20	01/03/20	HPC MEETING	KBJ
01/17/20	01/17/20	PC MEETING	KBJ

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GORDIE BOUCHER SHOWROOM AND SIGN

To: Thiensville Plan Commission

Prepared by: Jonathan Censky, Planner

Date: February 4, 2020

Item No. III. B. and C.

General Information

Applicant:	Gordie Boucher Ford Dealership
Status of Applicant:	Owner
Requested Action:	Building Renovation and Sign Code Waiver/Plan Approval
Existing Zoning:	B-4, Highway Business District
Proposed Zoning:	No Change
Location:	101 N. Main Street
Land Use Plan Designation:	Business
Existing Land Use:	Automobile Dealership

Proposal:

Gordie Boucher is proposing to update, renovate and, to some degree restore, the historic corner building on their site and convert it into a separate showroom for automobile sales. While this building is part of the Boucher complex of buildings, it stands alone on a parcel by itself. This building is classified as legal nonconforming due to setback, however, the proposed changes are permitted by law.

As part of this restoration, the first floor will be lowered to align with the elevation of the asphalt parking lot to the north. The realignment of the first floor will impact the dimensions of the ground floor windows and doorway on the east and south building elevations and those will be replaced with new black aluminum storefront windows with low-E clear glaze glass. The existing pedestrian door on this side will be removed and replaced with same type of black aluminum store front window. The plan also shows the introduction of a new store front window directly west of the existing one on the south façade. All other first and second floor windows on the building will be replaced with double-hung blue aluminum-clad wood windows and those on the north building extension will be prepared to be painted blue to match the new windows.

As part of this project, the applicant is proposing to install two new business identification signs; one on the east side and another on the south to go along with the exiting one on the north elevation. According to the Sign Code, **one wall sign is allowed but shall not to exceed 0.5 feet in area for every one linear foot of building front width or 60 square feet, whichever is smaller. Internally lit**

signs shall be constructed with an opaque surface to allow light to only project through cut-out letters or logos. Directional signs are exempt but cannot exceed 6 square feet each. I would note that the existing one on the north building wall is 28 square feet in size and exceeds the maximum allowed by Code, but that sign received a waiver from this Commission at your August 2016 meeting. The proposed sign above the new storefront windows on the east elevation is to be 37 square feet in size and that exceeds the maximum permitted by 22 square feet. The proposed sign on the south facade is code compliant for size but it exceeds the number of signs allowed by code as buildings in the Historic District are limited to one sign. Staff notes that corner buildings in other districts are permitted one sign per façade facing a public street and a waiver is reasonable.

Accordingly, since the applicant is proposing two signs on this building that exceeds the maximum permitted, the applicant is requesting a Sign Code waiver. **Section 16.24 - Variances, does provide the Plan Commission permission to consider such a waiver if, in your judgment, a waiver or modification to the provisions of this chapter would further the public interests.**

Planner's Comments:

When considering a Sign Code waiver of this nature the applicant must provide justification that the waiver is critical to further the public interest. With all the existing signs currently on display at this site, this Planner feels that the site is more than adequately identified and therefore my recommendation is that the new sign on the east elevation be reduced to no larger than 15 square feet in size. Staff has no objection to allowing the proposed sign on the south façade by waiver.

With regards to the building renovation, staff has no objection recommends approval.

PRO HEALTH CHIROPRACTIC CLINIC

To: Thiensville Plan Commission

Prepared by: Jonathan Censky, Village Planner

Date: February 4, 2020

Item No. III. D.

General Information

Applicant:	Dr. Eric Stanenas
Status of Applicant:	Property Owner
Requested Action:	Architectural, Site and Exterior Lighting
Zoning	R-1 Single Family Residential
Proposed Zoning:	B-3 Office District
Location:	407 N. Main Street
Land Use Plan Designation:	Business
Existing Land Use:	Vacant Medical Building

Report:

The applicant recently purchased the former Ozaukee Medical Center at 407 N. Main Street and will be converting it into his chiropractic clinic. This conversion will include significant changes to the interior space and the redesign and update of the exterior building façade. While the plans show minor changes to the business site, these changes do result in the loss of four parking stalls adjacent to the new entrance on the north side.

Architecture:

Architecturally, the plan is to relocate the main entrance to the building from the east side to the north. This new entrance will be covered with a new canopy that extends out into the parking lot and this canopy will be supported by two masonry piers covered in brick that matches the brick in the main building. The canopy slopes to the west and covers a new entrance system designed to allow more light into the building with the use of a glazing window system. For the most part the south, east and west elevations remain as exists.

Site Layout:

The new site layout includes a new sidewalk that extends across the north side of the building and wraps around to the east and west side back to the existing doors. The only change to the parking and traffic circulation is the elimination of four parking stalls adjacent to the main entrance. A new concrete dumpster pad will be installed at the southwest corner of the parking lot however no screening is shown on the plan. Staff recommends that a dumpster screening plan be submitted for staff approval.

Exterior Lighting:

Two new lights will be installed on decorative post adjacent to the sidewalk on the east side of the building to illuminate the sidewalk and one new is to be install off the northwest corner of the building. The applicant should provide the cut-sheets for these lights identifying the intensity, style and height of these fixture.

Signage:

The plan indicates that a new monument sign is proposed but no information is provided. Accordingly, the applicant will need to submit his detailed sign plan for you review and approval.

Staff Comment:

Staff notes that these plans fully comply with the dimensional requirement of the B-3 District and therefore approval is recommended subject to the following:

- The applicant shall submit a dumpster screening plan.
- The applicant submitting the exterior lighting cut-sheets.
- The applicant securing a building permit prior to construction.

262-346-4577		WI UNIFORM PERMIT APPLICATION		PERMIT NO.	
SAFEbuilt.		hartfordinspections@safebuilt.com		TAXKEY#	
ISSUING MUNICIPALITY		Inspections need to be called in by 4 pm for next business day inspections.			
TOWN VILLAGE CITY OF THIRTSVILLE COUNTY OZAUKEE		PROJECT LOCATION (Building Address)		407 N. MAIN ST THIRTSVILLE, WI 53092	
		PROJECT DESCRIPTION		PRO HART CTI FOR 407 N	
Owner's Name DR. ERIC STANBURY		Mailing Address - Include City & Zip 134 N. MAIN ST, STE 202, THIRTSVILLE, WI 53092		Telephone - Include Area Code ONE & TWO FAMILY	
Construction Contractor (DC Lic No.)		Mailing Address - Include City & Zip		Telephone - Include Area Code	
Dwelling Contractor Qualifier (DCQ Lic No.)		Dwelling Contractor Qualifier shall be an owner, CEO, COB or duly licensed Dwelling Contractor		Telephone - Include Area Code	
Plumbing Contractor (Lic No.)		Mailing Address - Include City & Zip		Telephone - Include Area Code	
Electrical Contractor (Lic No.)		Mailing Address - Include City & Zip		Telephone - Include Area Code	
HVAC Contractor (Lic No.)		Mailing Address - Include City & Zip		Telephone - Include Area Code	
PROJECT INFORMATION				Subdivision Name	
Zoning District B-3		Lot Area 17,500 Sq. Ft.		NSEW, Setbacks	
1a. PROJECT		3. TYPE		6. STORES	
☐ New ☒ Addition ☐ Raze ☒ Alteration ☐ Repair ☐ Move ☐ Other		☐ Single Family ☐ Two Family ☒ Multi ☒ Commercial		☒ 1-Story ☐ 2-Story ☐ Other ☒ 1-Story	
1b. GARAGE		4. CONST. TYPE		7. FOUNDATION	
☐ Attached ☐ Detached		☐ Site Constructed ☐ Mid UDC ☐ Mid HUD ☒ Concrete ☒ Masonry ☐ Treated Wood ☐ ICF ☐ Other		☐ Sewer ☐ Municipal ☐ Septic No.	
2. AREA		5. ELECTRICAL		10. PLUMBING	
Basement 1,012 Sq. Ft. Living Area 3,275 Sq. Ft. Garage 3,275 Sq. Ft. Other 4,287 Sq. Ft. TOTAL 11,849 Sq. Ft.		Entrance Panel Size 40 amp Service New, Rewire Phase 3 Vcits Underground Overhead Power Company		☐ Seasonal ☐ Permanent ☐ Other	
		8. USE		11. WATER	
				☐ Municipal Utility ☐ Private On-Site Well	
				13. HEAT LOSS (Calculated)	
				Total BTU/HR	
				14. ESTIMATED COST	
				\$	
I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. ☐ I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.					
APPLICANT (PRINT): Eric Stanbury SIGN: Eric Stanbury DATE: 1/10/20					
APPROVAL CONDITIONS					
This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.					
INSPECTIONS NEEDED Building ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Brnl. Fl. ☐ Final					
Electric ☐ Rough ☐ Service ☐ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final					
FEES:		PERMIT(S) ISSUED		Municipality No.	
Building Fee		Bldg. # At top of form		RECEIPT	
WI Seal		Zoning #		PERMIT EXPIRATION:	
Electric Fee		Elec. #		Permit expires two years from date issued	
Plumbing Fee		Plmb. #		Name	
HVAC Fee		HVAC #		Date	
Adm. Fee		Rec By		Certification No.	
Other					
Total					

PRO HEALTH CHIROPRACTIC

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
A.B.	ANCHOR BOLT
AGGR.	AGGREGATE
ALT.	ALTERNATE
APPROX.	APPROXIMATELY
B.W.	BOTH WAYS
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOT.	BOTTOM
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
DEG.	DEGREE
DIAG.	DIAGONAL
DN.	DOWN
D.S.	DOWNSPOUT
E.J.	EXPANSION JOINT
E.W.	EACH WAY
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EXP.	EXPANSION
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FTG.	FOOTING
FURR.	FURRING
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GA.	GAUGE
GALV.	GALVENIZED
H.B.	HOSE BIB
HDWD.	HARDWOOD
HDWE.	HARDWARE
HT.	HEIGHT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JNT.	JOINT
JST.	JOIST
KIT.	KITCHEN
LAV.	LAVATORY
LT.	LIGHT
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MR.	MIRROR
MTL.	METAL
MUL.	MULLION
N.T.S.	NOT TO SCALE
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH.	OVERHEAD
OPG.	OPENING
OPP.	OPPOSITE
PLYWD.	PLYWOOD
PR.	PAIR
R.O.	ROUGH OPENING
REQ'D.	REQUIRED
RM.	ROOM
S.C.	SOLID CORE
S.F.	SQUARE FOOT
S.S.	STAINLESS STEEL
SCHED.	SCHEDULE
SECT.	SECTION
SH.	SHELF
SHT.	SHEET
SM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
SUSP.	SUSPENDED
T&B	TOP AND BOTTOM
THK.	THICK
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VER.	VERIFY
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT
WD.	WOOD



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AND SPECIFICATIONS AS PUBLISHED AND ADOPTED BY THE GOVERNING AUTHORITY. SHOULD A CONFLICT OCCUR BETWEEN THE IBC AND THE DRAWINGS, THE IBC SHALL GOVERN.
- WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE, UNO.
- THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE OR REPRODUCTION OF THE DOCUMENTS (WHOLE OR IN PART) FOR ANY OTHER PURPOSE IS PROHIBITED. OWNERSHIP OF THESE DOCUMENTS REMAINS WITH DISTINCTIVE DESIGN STUDIO.
- THE DESIGNER IS NOT RESPONSIBLE FOR THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE OF CONSTRUCTION.
- THE CONTRACTOR AND ANY SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL WORK, AND MUST MEET ALL REQUIREMENTS DICTATED BY THE IBC.
- THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, LOCAL, AND SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR SECURING AND MAINTAINING ALL NECESSARY INSURANCE INCLUDING WORKERS COMPENSATION.
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED PERMITS, FEES, AND INSPECTIONS AS MAY BE REQUIRED BY GOVERNING BODIES HAVING LEGAL JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK INCLUDING ADEQUATE PRE-REVIEW OF ALL SHOP DRAWINGS. ERRORS DUE TO LACK OF REVIEW AND/OR COORDINATION SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT IMMEDIATELY TO THE DESIGNER ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
- ALL MATERIAL USED IN THE CONSTRUCTION OF THIS PROJECT SHALL BE NEW UNLESS OTHERWISE NOTED. REJECT AND REPLACE ANY DAMAGED MATERIAL RESULTING FROM WARPING, WEATHER DAMAGE, OR OTHER CAUSES.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PREMISES IN A NEAT AND ORDERLY FASHION. CONSTRUCTION DEBRIS REMOVAL FROM THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.
- GLAZING INSTALLED IN HAZARDOUS LOCATIONS (BATHROOMS) TO BE TEMPERED SAFETY GLAZING PER IBC.
- ALL WINDOW / DOOR SIZES ARE NOMINAL FRAME SIZE. CONTRACTOR TO VERIFY ROUGH OPENING SIZES FROM SUPPLIER BEFORE CONSTRUCTION.

PLUMBING NOTES

- ALL PLUMBING DRAWINGS AND WORK SHALL BE PROVIDED BY THE DESIGN BUILD PLUMBING CONTRACTOR. THE PLUMBING CONTRACTOR SHALL PROVIDE ALL PERMIT REQUIRED DRAWINGS AND CALCULATIONS PER THE BUILDING CODE.
- VERIFY SIZE OF ALL PLUMBING FIXTURES AND APPLIANCES.

MECHANICAL NOTES

- ALL MECHANICAL DRAWINGS AND WORK SHALL BE PROVIDED BY THE DESIGN BUILD MECHANICAL CONTRACTOR. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL PERMIT REQUIRED DRAWINGS AND ENERGY CALCULATIONS PER THE BUILDING CODE.
- KITCHEN, BATH, LAUNDRY, AND SIMILAR ROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION, VENTING DIRECTLY TO THE OUTSIDE.

ELECTRICAL NOTES

- ALL ELECTRICAL DRAWINGS AND WORK SHALL BE PROVIDED BY THE DESIGN BUILD ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL PERMIT REQUIRED DRAWINGS AND CALCULATIONS PER THE INTERNATIONAL BUILDING CODE.
- VERIFY SIZE OF ALL ELECTRICAL FIXTURE, APPLIANCES AND EQUIPMENT.

ALTERNATES

- PROVIDE ADD ALTERNATE: TO REPLACE ALL EXISTING EXTERIOR SINGLE PANE GLAZING WITH NEW INSULATED GLAZED UNITS. PROVIDE REQUIRED WOOD TRIMS.
- PROVIDE ADD ALTERNATE: TO REROOF ENTIRE BUILDING WITH NEW MEMBRANE ROOFING AND REQUIRED INSULATION.
- PROVIDE ADD ALTERNATE: TO LIGHTLY SAND, STAIN & VARNISH PAINT ALL EXISTING EXTERIOR WOOD MEMBERS INCLUSIVE OF, BUT NOT LIMITED TO: ALL COLUMNS, BEAMS, ROOF DECK BOARDS, AND WINDOW TRIMS.
- PROVIDE ADD ALTERNATE: TO LIGHTLY SAND, STAIN & VARNISH PAINT ALL EXISTING INTERIOR WOOD MEMBERS INCLUSIVE OF, BUT NOT LIMITED TO: ALL COLUMNS, BEAMS, ROOF DECK BOARDS, AND WINDOW TRIMS.

ALLOWANCES

- PROVIDE \$XXXX.XX ALLOWANCE FOR STAINLESS STEEL HEAVY TIMBER CONNECTORS.

PROJECT INFORMATION

PROJECT ADDRESS

407 N MAIN ST.
THIENSVILLE, WI 53092

BUILDING CODE

IBC 2015/ IEBC 2015
ANSI A117.1 2009

USE AND OCCUPANCY

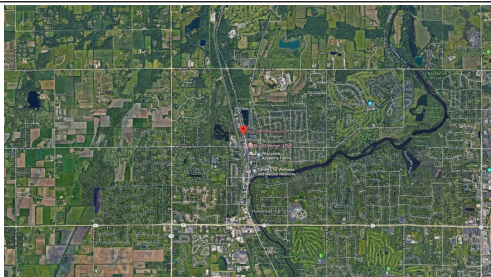
B- BUSINESS

TYPE OF CONSTRUCTION

VB- UNPROTECTED;
NON- SPRINKLERED

BUILDING HEIGHT & AREA

11'-8" / 3,275 S.F.



ARCHITECTURE FIRM

DISTINCTIVE DESIGN STUDIO
215 PINE STREET
SHEBOYGAN FALLS, WI 53085

CONTACT: STEVEN M PESKIE (PRINCIPAL)
PHONE: (920)-395-1090
EMAIL: STEVE@DISTINCTIVEDESIGNSTUDIO.COM

CONTRACTOR

TBD

CONTACT: TBD
PHONE: TBD
EMAIL: TBD

STRUCTURAL ENGINEER

TBD

CONTACT: TBD
PHONE: TBD
EMAIL: TBD

CIVIL ENGINEER

TBD

CONTACT: TBD
PHONE: TBD
EMAIL: TBD

SYMBOLS LEGEND

	DEMO WALLS
	EXISTING WALLS
	NEW WALLS
	ROOM NAME
	(TRANSOM - IF APPLICABLE) WINDOW TAG SEE WINDOW SCHEDULE
	DOOR TAG SEE DOOR SCHEDULE
	LEVEL HEIGHT

SHEET LIST

SHEET #	SHEET NAME	REVISION #	DATE
GENERAL			
G000	COVER	2	01.10.20
G400	CODE SUMMARY	2	01.10.20
G401	CODE REVIEW	2	01.10.20
CIVIL			
CT00	ARCHITECTURAL SITE PLAN	2	01.10.20
DEMOLITION PLANS			
AD101	DEMO PLANS	2	01.10.20
CONSTRUCTION PLANS			
A100	LOWER LEVEL PLAN	2	01.10.20
A101	1ST FLOOR PLAN	2	01.10.20
A102	REFLECTED CEILING PLAN	2	01.10.20
A103	ROOF PLAN	2	01.10.20
A201	EXTERIOR ELEVATIONS	2	01.10.20
A300	SECTIONS	2	01.10.20
A301	SECTIONS	2	01.10.20
A401	INTERIOR ELEVATIONS	2	01.10.20
A501	DETAILS	2	01.10.20
A601	SCHEDULES	2	01.10.20

PRO HEALTH CHIROPRACTIC

OFFICE RENOVATION
407 N MAIN ST.
THIENSVILLE, WI 53092

PRELIMINARY PLANS

COVER

ISSUE DATE: 01.10.20
DRAWN BY: ECK
CHECKED BY: SMP
PROJECT #: 19-054

G000

SCALE: 12" = 1'-0"

NOTE:
12x18 SETS ARE REDUCED BY
50%; SCALE DRAWINGS
ACCORDINGLY

THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

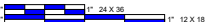
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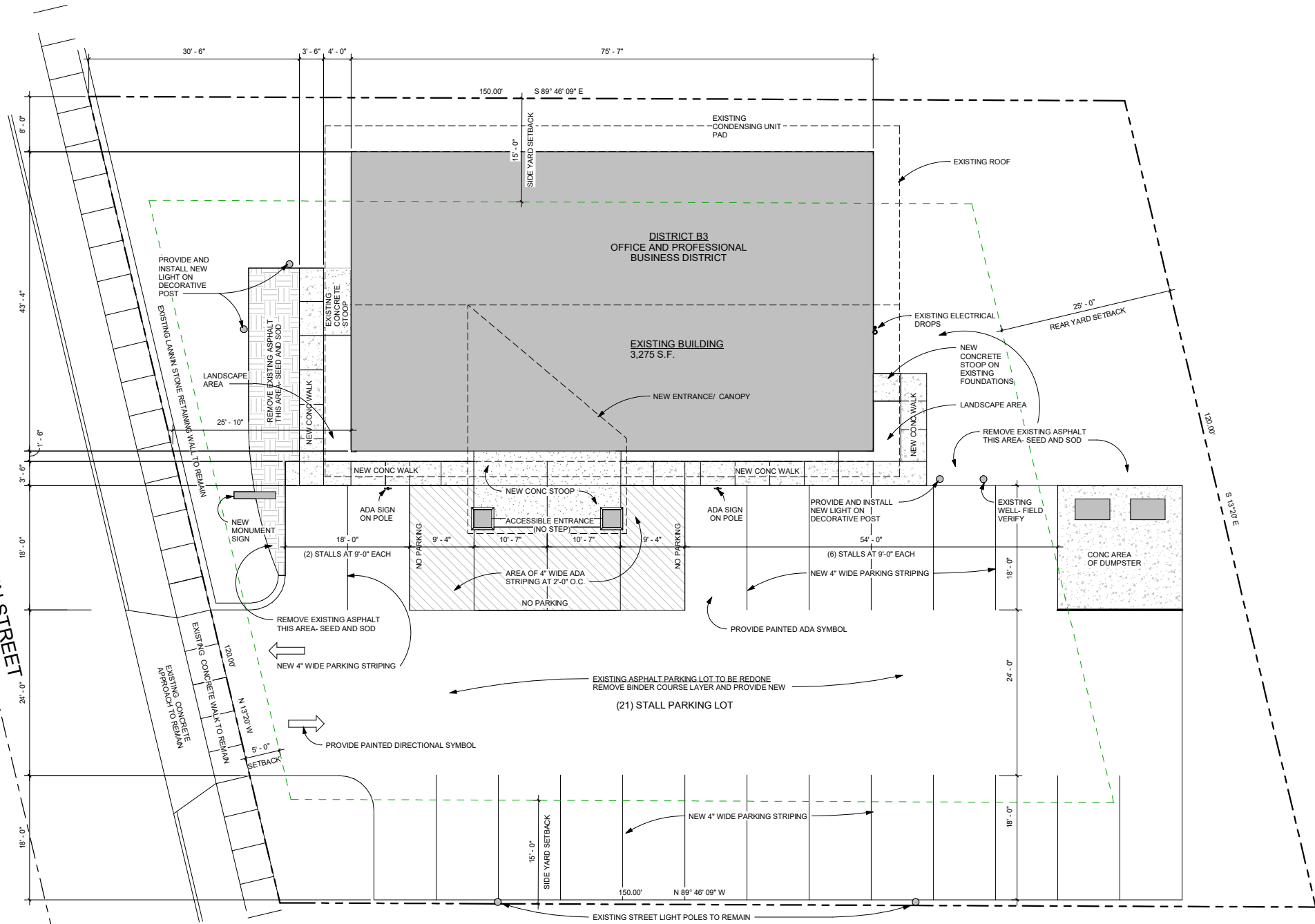
THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

IF PRINTED ON 24" X 36", TOP SCALE BAR SHALL BE EXACTLY 1" = 12' X 18".
IF PRINTED ON 12" X 18", BOTTOM SCALE BAR SHALL BE EXACTLY 1" = 6' X 9".
IF EITHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE.



WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. WRITTEN DIMENSIONS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONFLICTS ON THE SET.

1 SITE PLAN - ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



215 Pine Street
Sheboygan Falls, WI 53085
Ph: (920) 385-1090
www.distinctivedesignstudio.com

PRO HEALTH CHIROPRACTIC

OFFICE RENOVATION
407 N MAIN ST.
THIENSVILLE, WI 53092

PRELIMINARY
PLANS

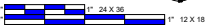
ARCHITECTURAL
SITE PLAN

ISSUE DATE: 01.10.20
DRAWN BY: ECK
CHECKED BY: SMP
PROJECT #: 19-054

C100

SCALE: 1/8" = 1'-0"

NOTE:
12x18 SETS ARE REDUCED BY
50%: SCALE DRAWINGS
ACCORDINGLY



THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

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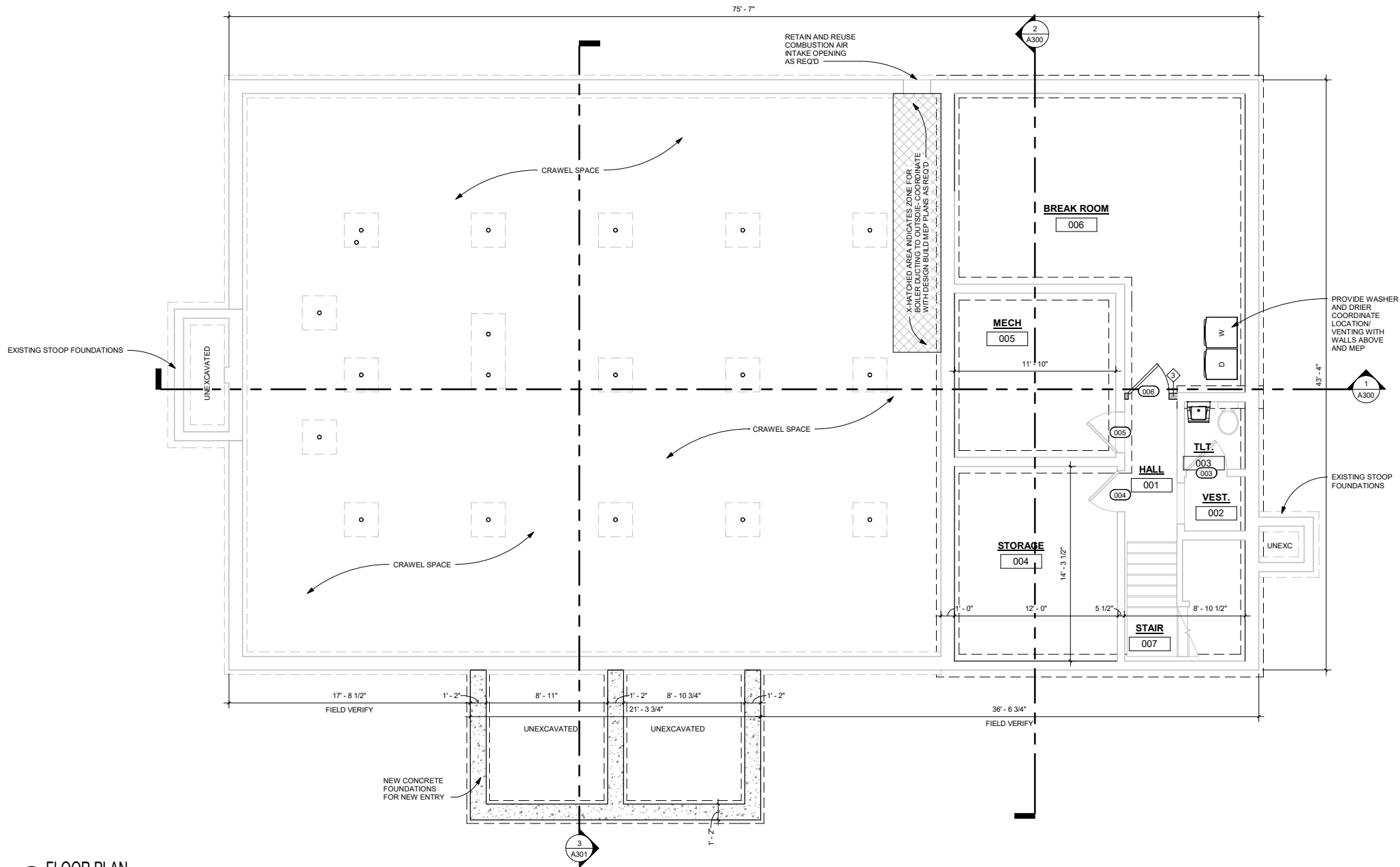
THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

IF PRINTED ON 34" X 36", TOP SCALE BAR SHALL BE EXACTLY 1" = 30'.
IF PRINTED ON 12" X 18", BOTTOM SCALE BAR SHALL BE EXACTLY 1" = 10'.
IF EITHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE.

THIS INACTIVE DESIGN STUDIO STATEMENT RESERVES ALL RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALING. DIMENSIONS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.



① FLOOR PLAN - LOWER LEVEL EXISTING
1/4" = 1'-0"



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Sheboygan Falls, WI 53085
Ph: (920) 385-1000
www.distinctivedesignstudio.com

PRO HEALTH CHIROPRACTIC

OFFICE RENOVATION
407 N MAIN ST.
THIENSVILLE, WI 53092

PRELIMINARY
PLANS

LOWER LEVEL
PLAN

ISSUE DATE: 01.10.20
DRAWN BY: ECK
CHECKED BY: SMP
PROJECT #: 19-054

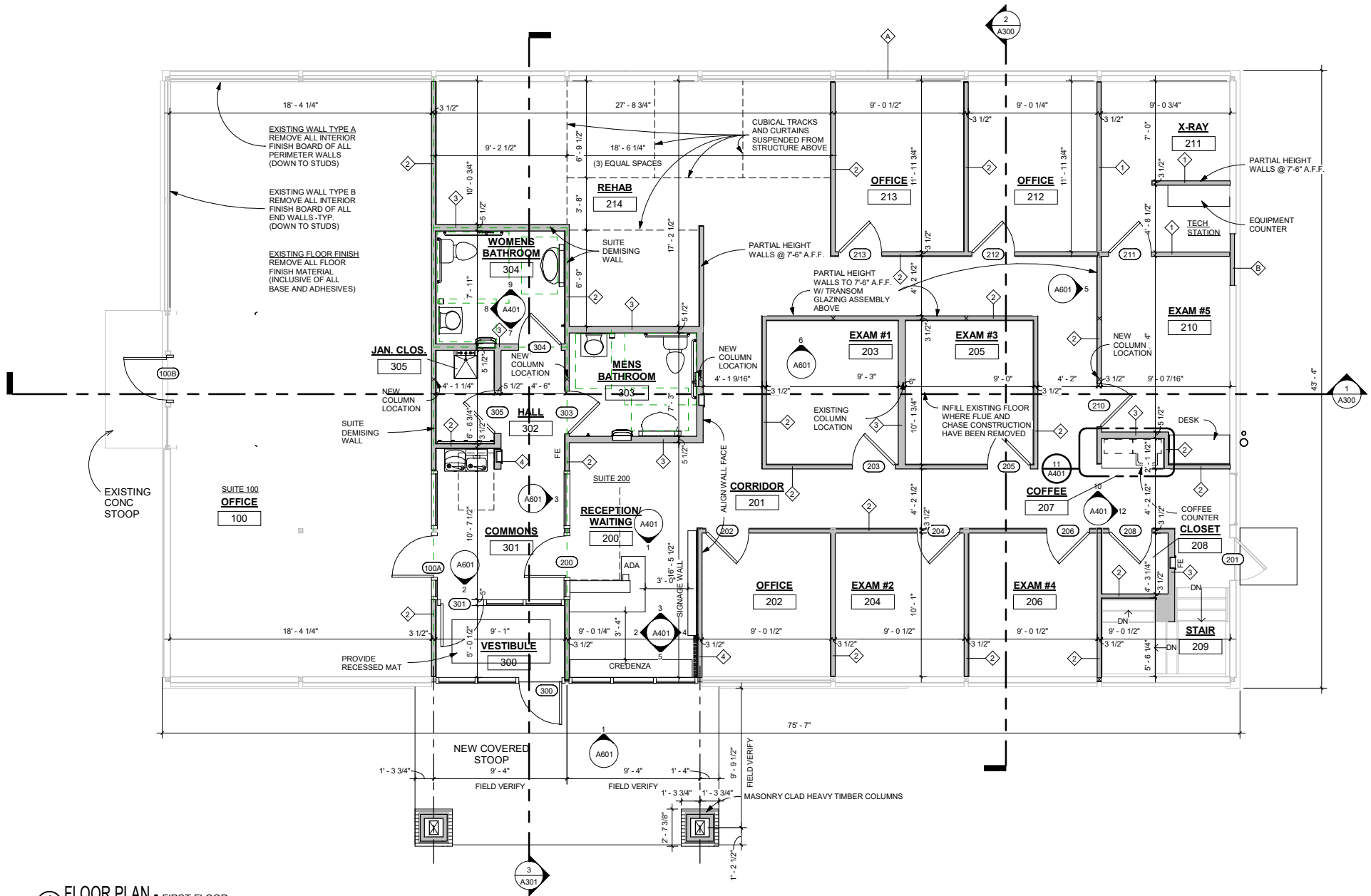
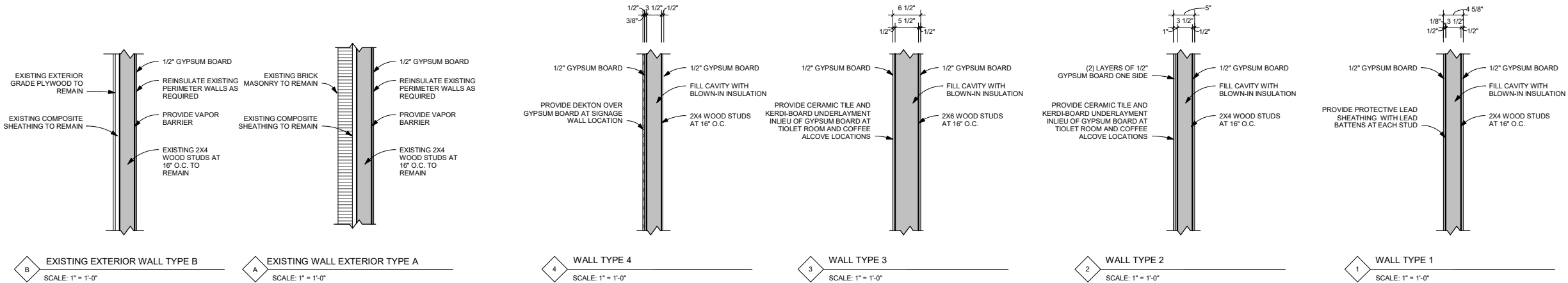
A100

SCALE: 1/4" = 1'-0"
NOTE:
12x18 SETS ARE REDUCED BY
50%; SCALE DRAWINGS
ACCORDINGLY



IF PRINTED ON 24" X 36" TOP SCALE BAR SHALL BE EXACTLY 1" = 1'-0"
IF PRINTED ON 12" X 18" BOTTOM SCALE BAR SHALL BE EXACTLY 1" = 1'-0"
IF EITHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE.

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALING. DIMENSIONS SHOWN ON THESE DOCUMENTS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.



1 FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"

REVISIONS

#	DATE	REV	DESCRIPTION
1	11.28.19		
2	01.10.20		SUBMITTAL SET



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Sheboygan Falls, WI 53085
Ph: (920) 385-1090
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PRO HEALTH CHIROPRACTIC

OFFICE RENOVATION
407 N MAIN ST.
THIENSVILLE, WI 53092

PRELIMINARY PLANS

1ST FLOOR PLAN

ISSUE DATE: 01.10.20
DRAWN BY: JOC
CHECKED BY: SMP
PROJECT #: 19-054

A101

SCALE: As indicated
NOTE: 12x18 SETS ARE REDUCED BY 50%: SCALE DRAWINGS ACCORDINGLY

THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

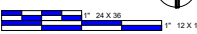
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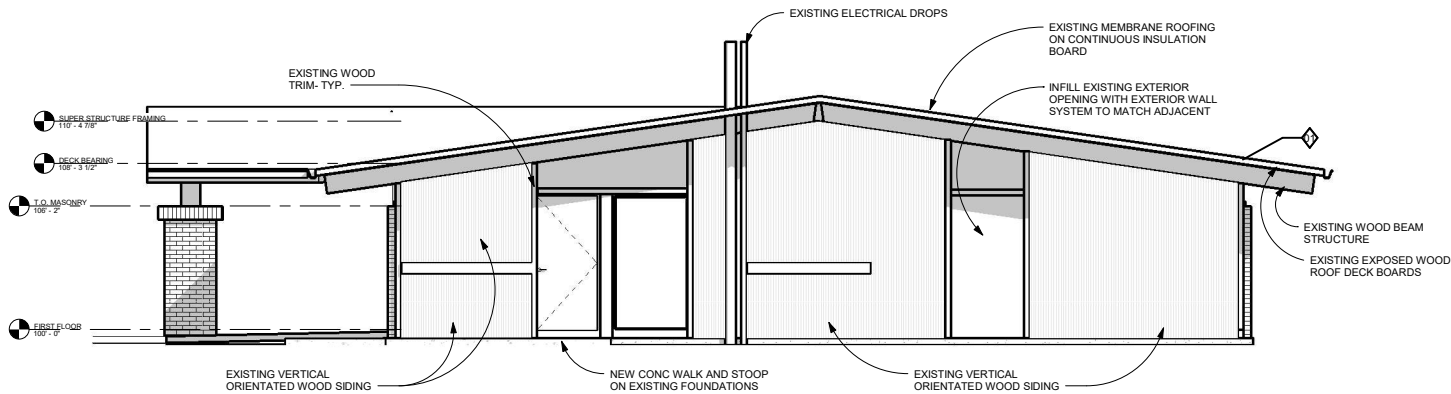
THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

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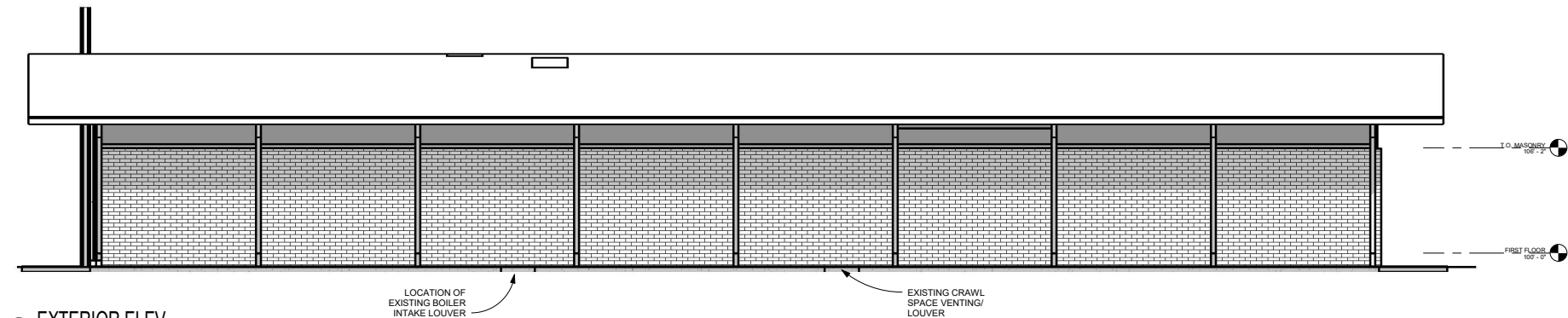
IF PRINTED ON 34" X 36" TOP SCALE BAR SHALL BE EXACTLY 1" = 1'-0"
IF PRINTED ON 12" X 18" BOTTOM SCALE BAR SHALL BE EXACTLY 1" = 1'-0"
IF EITHER SCALE BAR IS NOT EXACTLY 1" DRAWING IS NOT TO SCALE



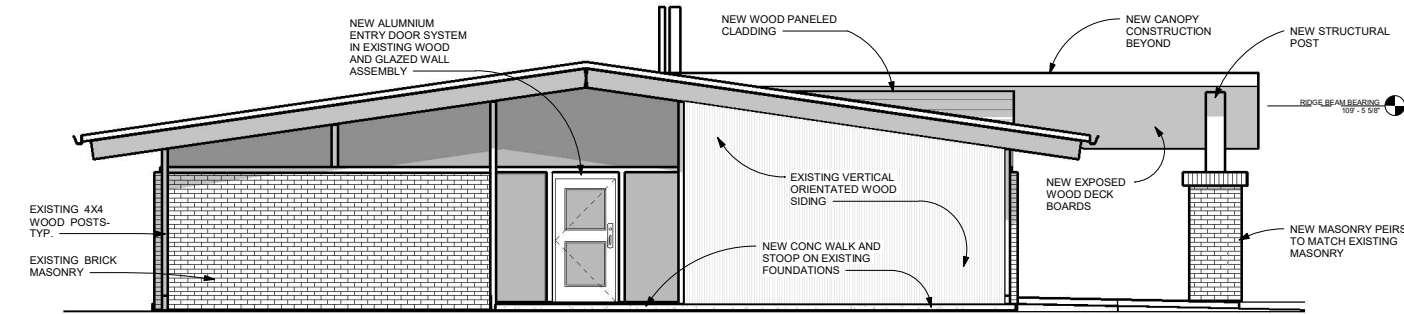
WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR OTHERWISE USED WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO.



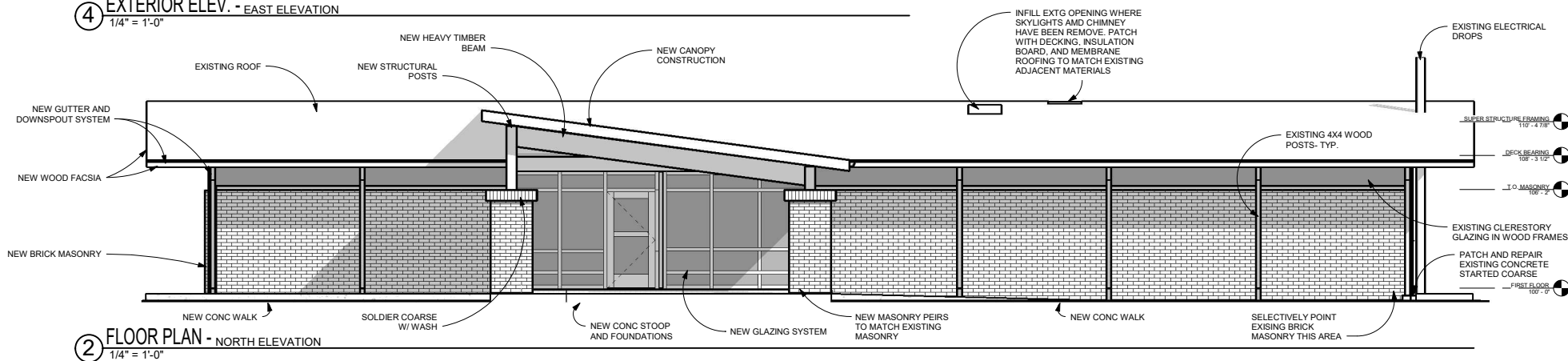
3 EXTERIOR ELEV. - WEST ELEVATION
1/4" = 1'-0"



1 EXTERIOR ELEV. - SOUTH ELEVATION
1/4" = 1'-0"



4 EXTERIOR ELEV. - EAST ELEVATION
1/4" = 1'-0"



2 FLOOR PLAN - NORTH ELEVATION
1/4" = 1'-0"

REVISIONS	DATE	DESCRIPTION
2	01.10.20	SUBMITTAL SET

DISTINCTIVE DESIGN
215 Pine Street
Sheboygan Falls, WI 53085
Ph: (920) 385-1000
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PRO HEALTH CHIROPRACTIC

OFFICE RENOVATION
407 N MAIN ST.
THIENSVILLE, WI 53092

PRELIMINARY
PLANS

EXTERIOR
ELEVATIONS

ISSUE DATE: 01.10.20
DRAWN BY: ECK
CHECKED BY: SMP
PROJECT #: 19-054

A201

SCALE: 1/4" = 1'-0"

NOTE:
12x18 SETS ARE REDUCED BY
50%: SCALE DRAWINGS
ACCORDINGLY

THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

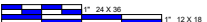
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IF PRINTED ON 24" X 36" TOP SCALE BAR SHALL BE EXACTLY 1" = 0'
IF PRINTED ON 12" X 18" BOTTOM SCALE BAR SHALL BE EXACTLY 1" = 0'
IF EITHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE.



WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS SHOWN ON THESE DOCUMENTS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONFLICTS ON THE JOB.

DAILY GARAGE ADDITION 215 MADERO DRIVE

To: Thiensville Plan Commission

Prepared by: Jonathan Censky, Village Planner

Date: February 4, 2020

Item III. E.

General Information

Applicant:	Jesse Daily
Status of Applicant:	Property Owner
Requested Action:	Garage Addition
Zoning	R-1 Residential District
Proposed Zoning:	No Change
Location:	215 Madero Drive
Land Use Plan Designation:	Single Family Residential
Existing Land Use:	Single-Family Home

Proposal:

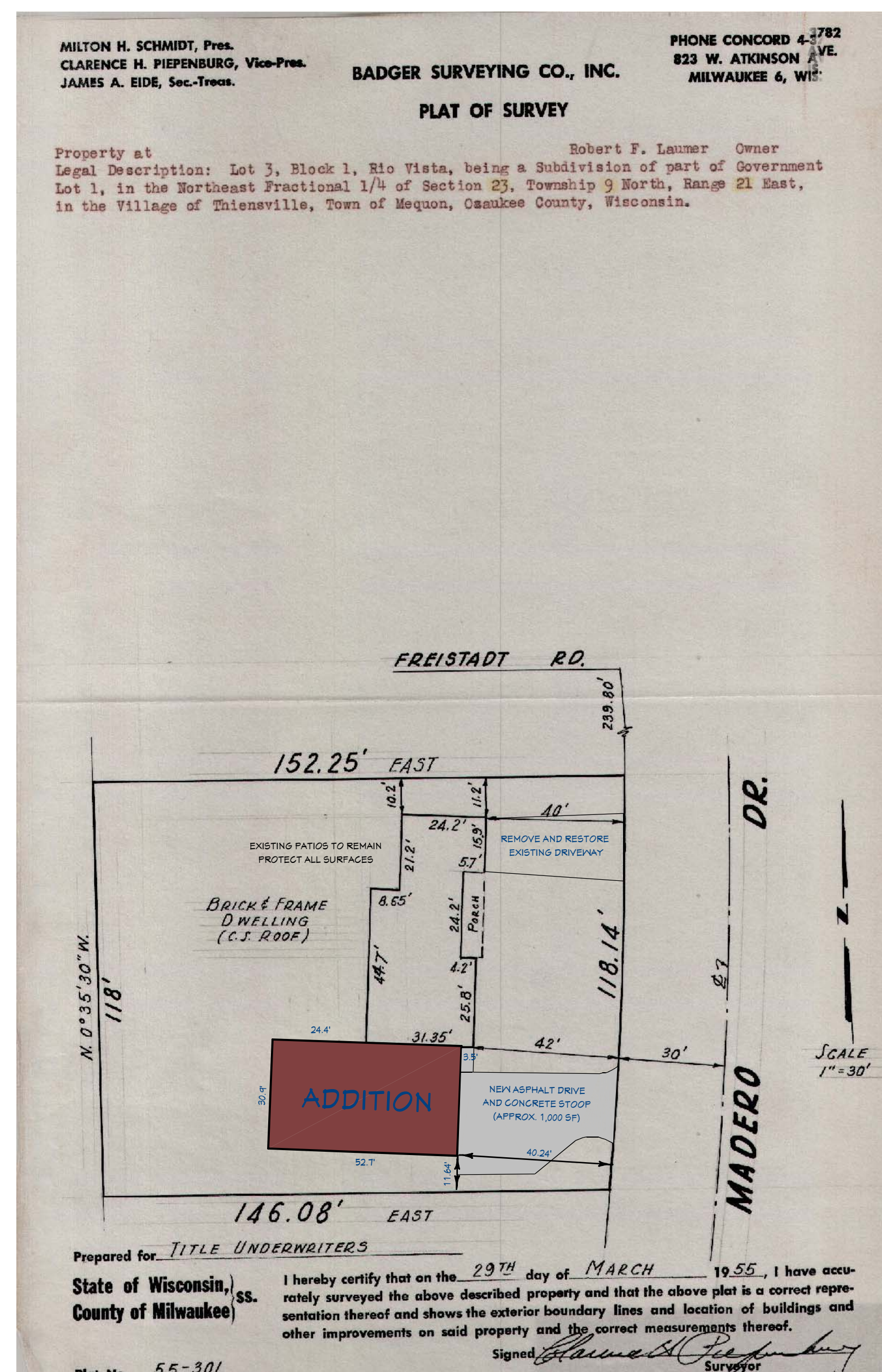
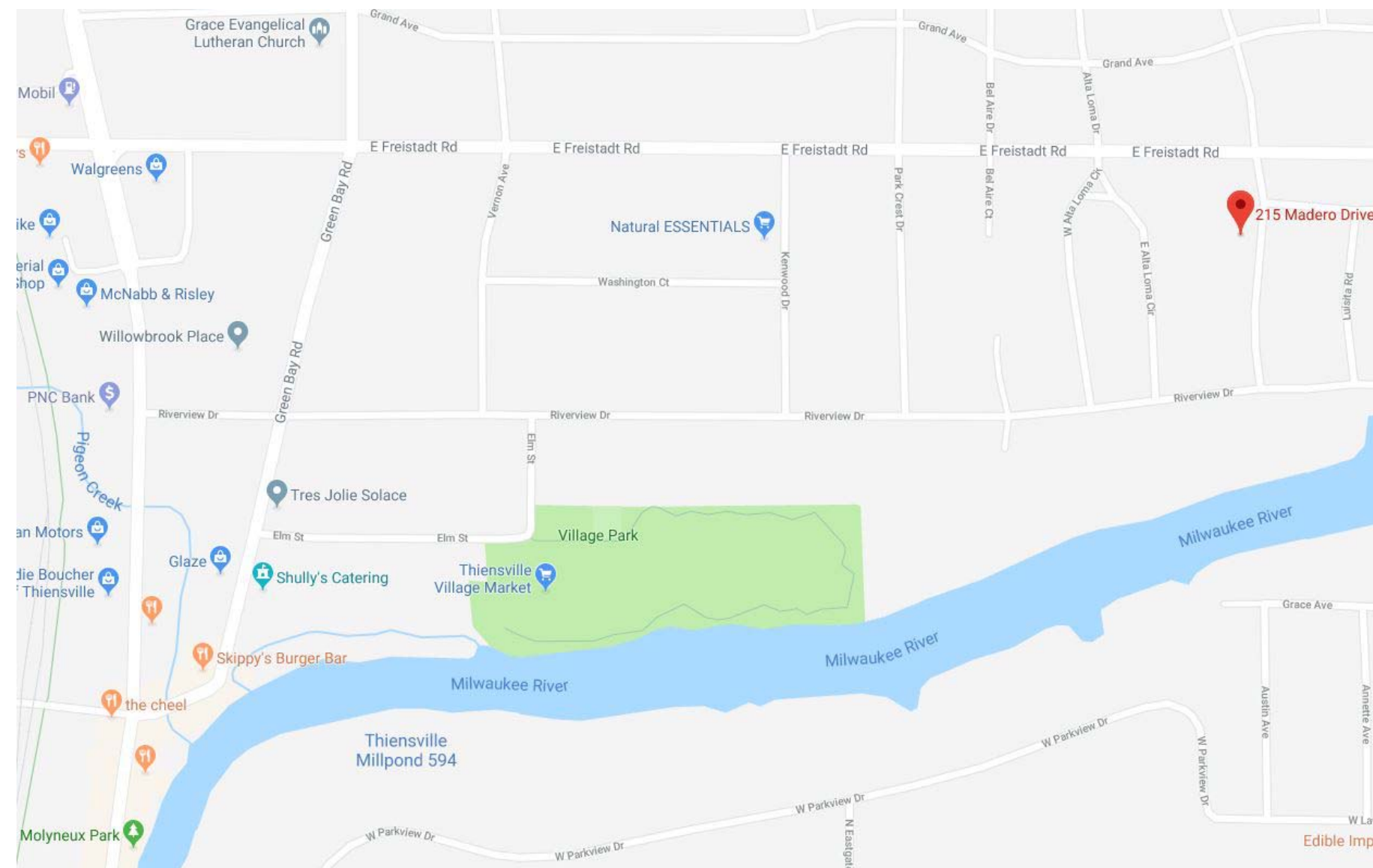
The applicant is proposing a 1,617 square foot garage addition off the south end of his single-family home at 215 Madero Drive. As part of this request, the existing single-car garage at the north end of the home will be converted into livable space. The proposed garage measures 30.9' in width by 50.7' in depth and will be no closer to the south property line than 11.6' where the code requires a side yard of no less than 10'. The plans propose the use of asphalt shingles to match existing and the new siding material on all three elevations will be of 4 by 8 LP Panels with Batten painted to match existing color.

Planner's Recommendation:

My review indicates full compliance with the R-1 District requirements and therefore approval is recommended subject to:

- The applicant securing the building permit prior to construction commencement.
- The south property line be field verified to insure the addition will meet the 10' setback.

215 MADERO DRIVE, THIENSVILLE, WI 53092



SHEET INDEX

A-1	TITLE SHEET / PROJECT INFORMATION
A-2	EXISTING CONDITIONS
A-3	PROPOSED FLOOR PLAN & CROSS SECTION
A-4	ELEVATIONS
A-5	

INSTRUCTIONS TO BIDDERS

BIDS CAN BE FAXED TO (888) 597-1494 OR EMAIL TO thebrookwatergroup@gmail.com.

THESE ARE SCOPE PLANS ONLY. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION AND CODE COMPLIANCE OF ALL EQUIPMENT AND SYSTEMS.

ALL BID DOCUMENTS ARE SUBJECT TO CHANGE.
PLEASE FEEL FREE TO OFFER SUGGESTIONS OR QUALIFICATIONS IN YOUR BID TO ALTER THE DESIGN TO BE COST EFFECTIVE OR IMPROVE DESIGN.
THIS WILL BE A BASIS OF AWARD.

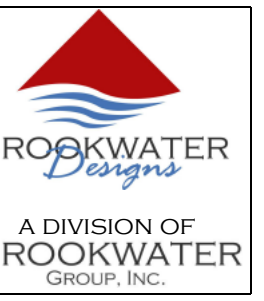
CONTRACTORS ADVISED TO VIEW THE PROPERTY PRIOR TO SUBMISSION OF THEIR BID. ADDRESSING EXISTING SITE CONDITIONS SHALL BE INCLUDED.

CONTRACTORS TO PROTECT THE EXISTING HOME FINISHES AND DILIGENTLY PURSUE CLEANLINESS IN THEIR WORK. DISPOSAL OFF SITE BY TRADE.

CONTRACTORS SHALL COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS AS REQUIRED TO INSTALL SYSTEMS AS INTENDED WITHIN THE CONFINES OF THE SPACES AVAILABLE AND WITHOUT INTERFERENCES.

ALL FINAL COLOR AND FINISH SELECTIONS WILL BE MADE BY THE OWNER.

ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.

[illegible]

PROJECT INFORMATION

DAILY RESIDENCE

2215 MADERO DRIVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP

310 HILL ROAD
GREENLEAF, WI 54126
(800) 353-5684 - www.thebrookwatergroup.com

DATE:

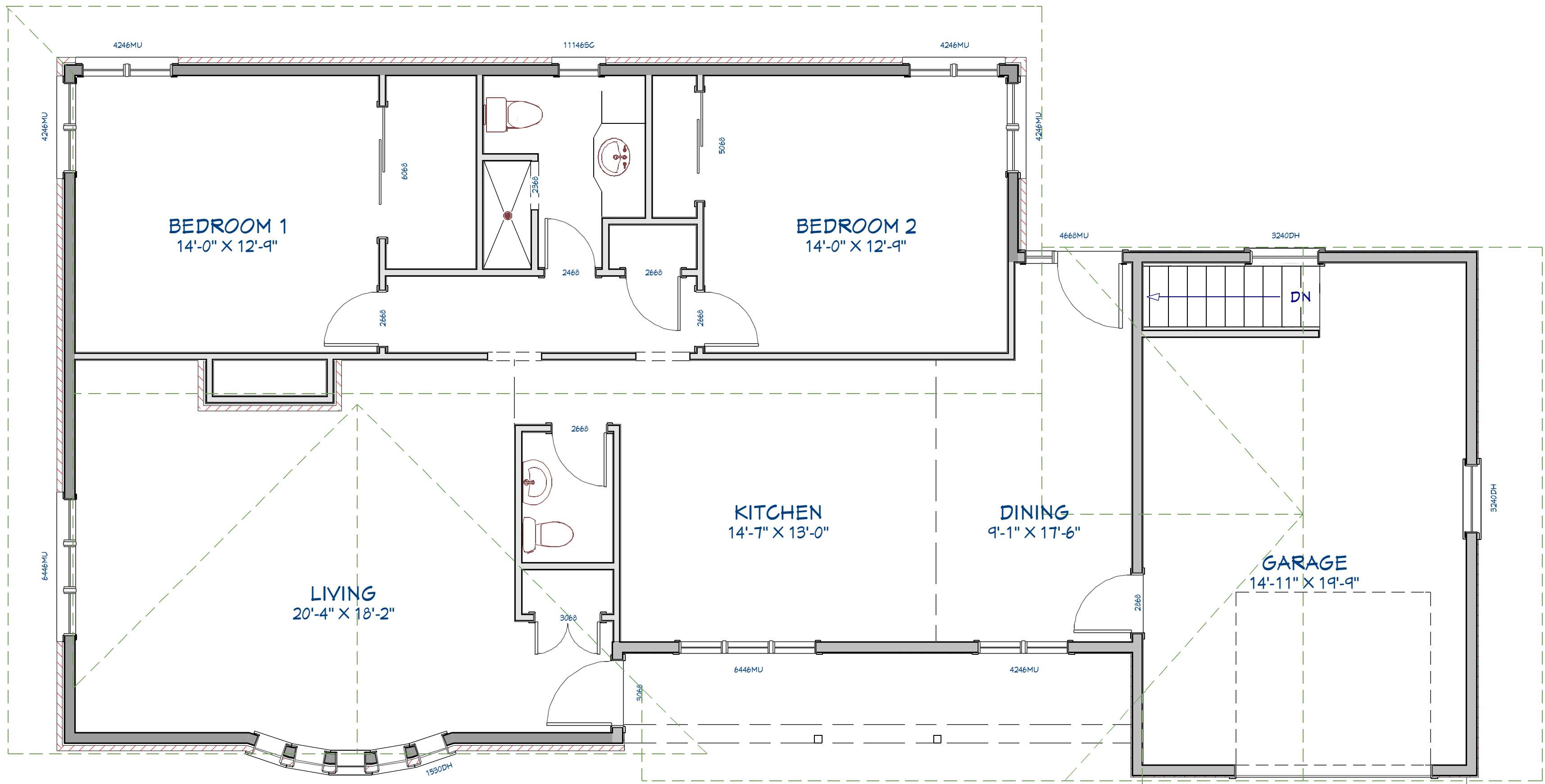
/13/2019

SCALE:

$$/8'' = 1'-0''$$

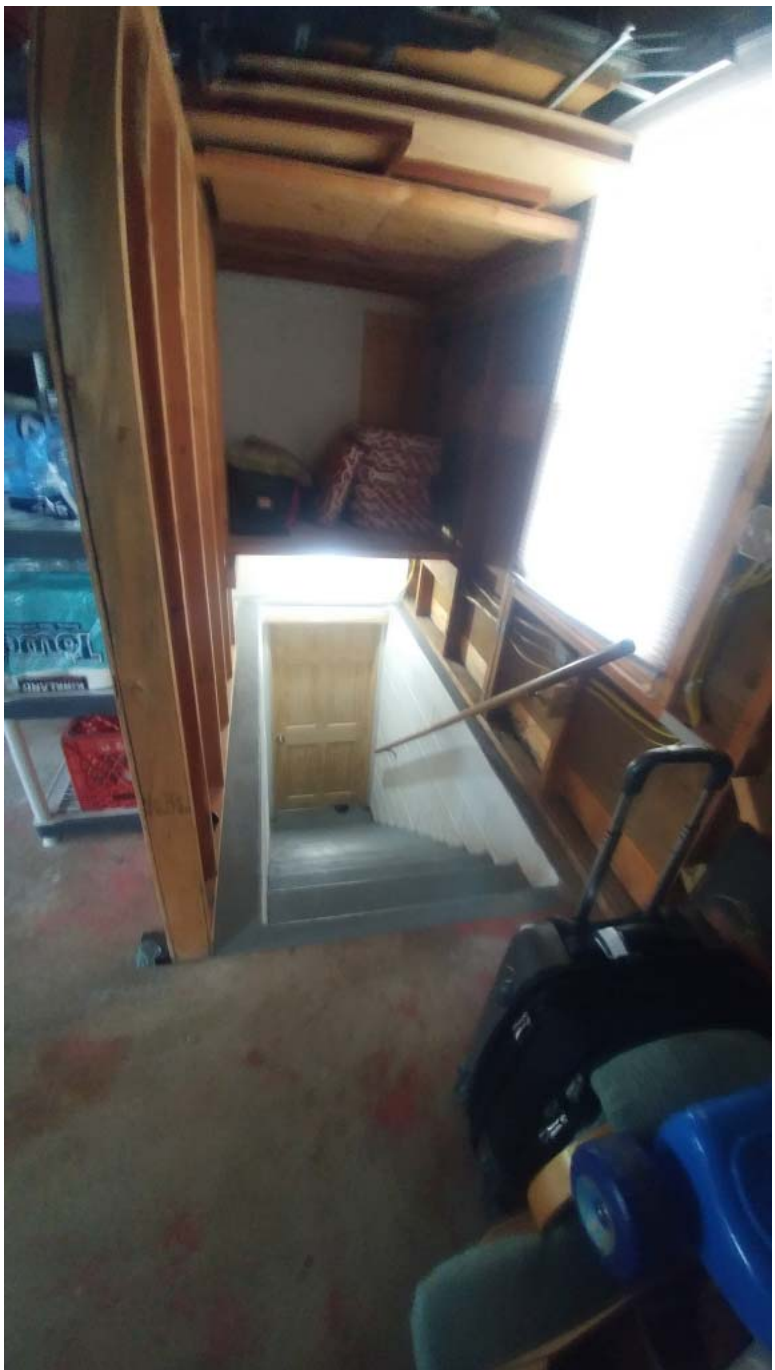
SHEET:

A1



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

LIVING AREA
1418 SQ FT





**BROOKWATER
Designs**
A DIVISION OF
BROOKWATER
GROUP, INC.

DATE	03/13/19								
BY	AMB								
DESCRIPTION	BID PLAN								
NO.	1								

EXISTING CONDITIONS

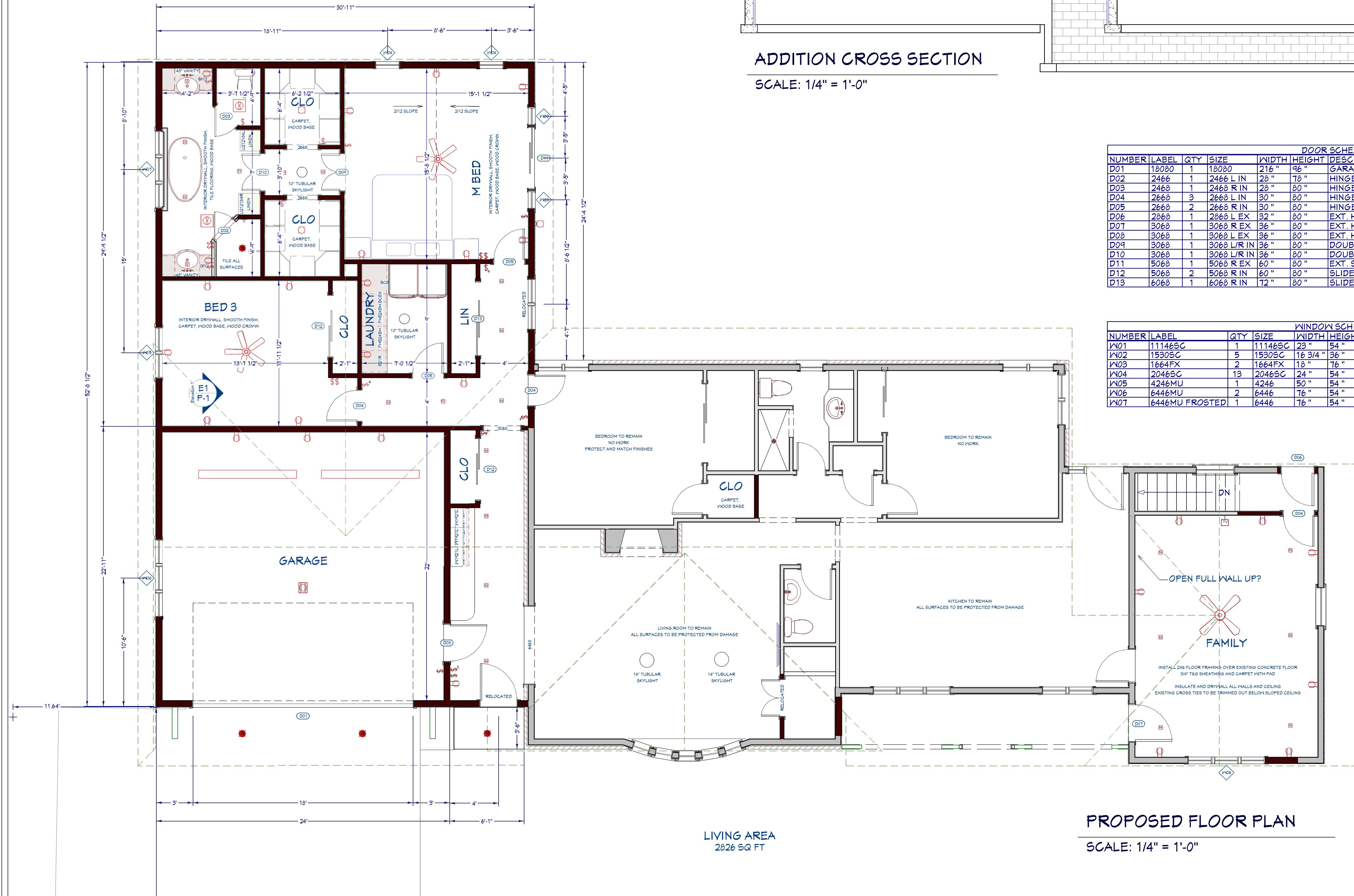
PROJECT DESCRIPTION:
DAILY RESIDENCE
JESSE & BARKHA DAILY
215 MADERO DRIVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
(800) 353-5684 - www.thebrookwatergroup.com

DATE:
3/13/2019

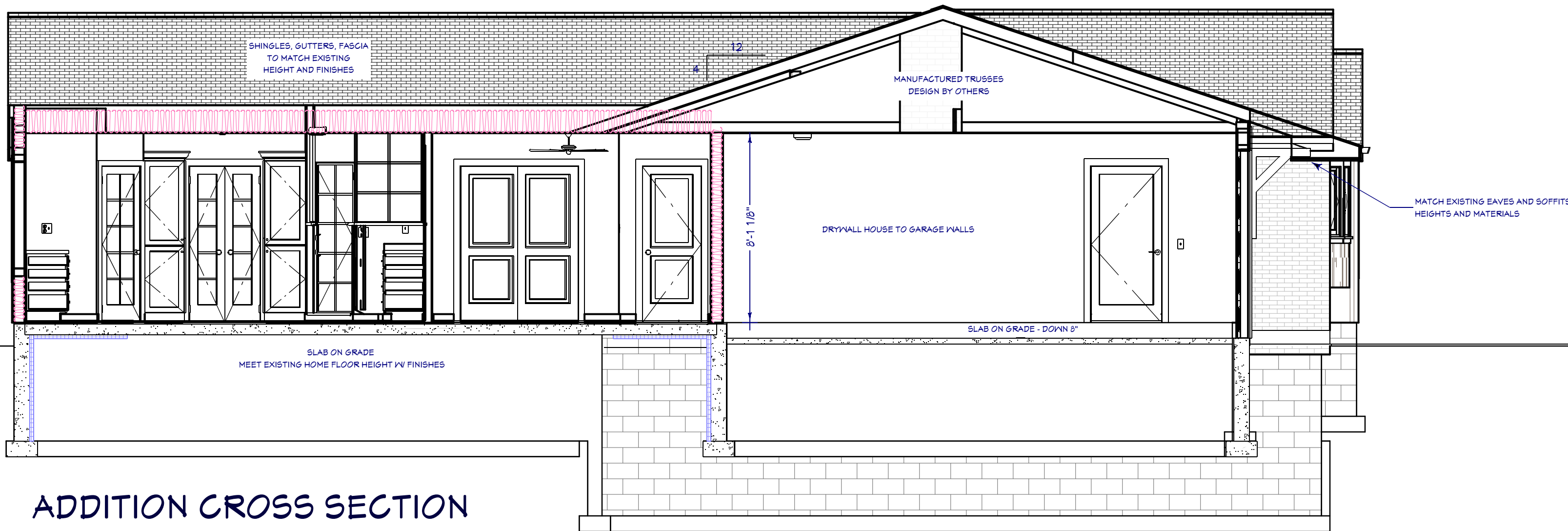
SCALE:

SHEET:
A2



ADDITION CROSS SECTION

SCALE: 1/4" = 1'-0"



DOOR SCHEDULE									
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION	THICKNESS	COMMENTS	
D01	18080	1	18080	216"	96"	GARAGE-GARAGE DOOR P02	1 3/4"		
D02	2466	1	2466 L IN	28"	78"	HINGED-GLASS PANEL	3/4"		
D03	2466	1	2466 R IN	28"	80"	HINGED-GLASS PANEL	1 3/8"		
D04	2666	3	2666 L IN	30"	80"	HINGED-DOOR P04	1 3/8"		
D05	2666	2	2666 R IN	30"	80"	HINGED-DOOR P04	1 3/8"		
D06	2666	1	2666 L EX	32"	80"	EXT. HINGED-DOOR E01	1 3/4"		
D07	3066	1	3066 R EX	36"	80"	EXT. HINGED-DOOR E26	1 3/4"		
D08	3066	1	3066 L EX	36"	80"	EXT. HINGED-PANEL	1 3/8"		
D09	3066	1	3066 L/R IN	36"	80"	DOUBLE HINGED-DOOR P04	1 3/8"		
D10	3066	1	3066 L/R IN	36"	80"	DOUBLE HINGED-GLASS PANEL	1 3/8"		
D11	5066	1	5066 R EX	60"	80"	EXT. SLIDER-GLASS PANEL	1 3/4"		
D12	5066	2	5066 R IN	60"	80"	SLIDER-DOOR P04	1 3/8"		
D13	6066	1	6066 R IN	72"	80"	SLIDER-DOOR P04	1 3/8"		

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	EGRESS	DESCRIPTION	COMMENTS	
W01	11146SC	1	11146SC	23"	54"		SINGLE CASEMENT-HR		
W02	1530SC	5	1530SC	16 3/4"	36"		SINGLE CASEMENT-HR		
W03	1664FX	2	1664FX	18"	76"		FIXED GLASS		
W04	2046SC	13	2046SC	24"	54"		SINGLE CASEMENT-HR		
W05	4246MU	1	4246	50"	54"		MULLED UNIT-HR		
W06	6446MU	2	6446	76"	54"		MULLED UNIT-HR		
W07	6446MU FROSTED	1	6446	76"	54"		MULLED UNIT-HR		

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE	BY
1	BID PLAN	03/13/19	AMB

PROPOSED
FLOOR PLAN

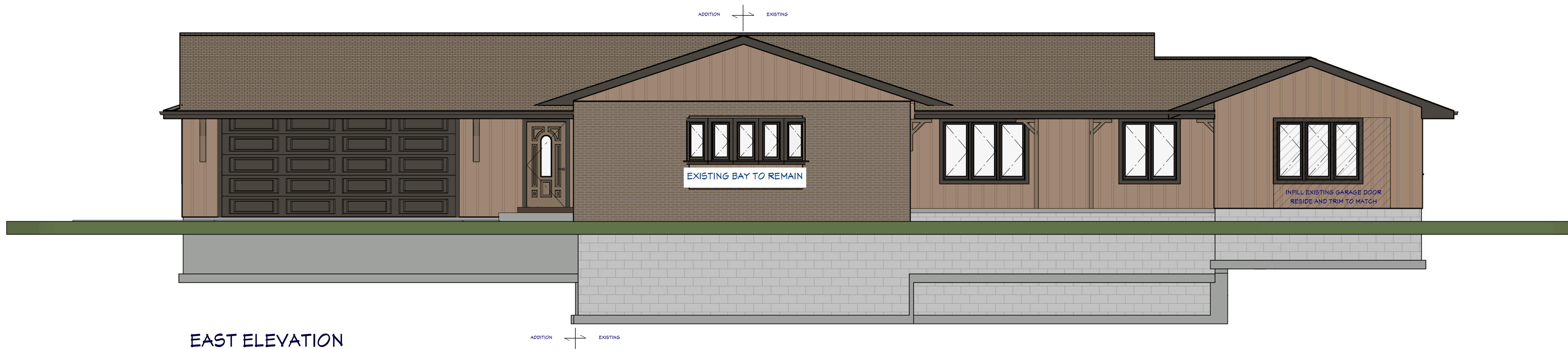
PROJECT DESCRIPTION:
DAILY RESIDENCE
JESSE & BARKHA DAILY
215 MADERO DRIVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:
BROOKWATER GROUP
1516 HILL ROAD
GREENLEAF, WI 54126
(800) 353-5684 - www.thebrookwatergroup.com

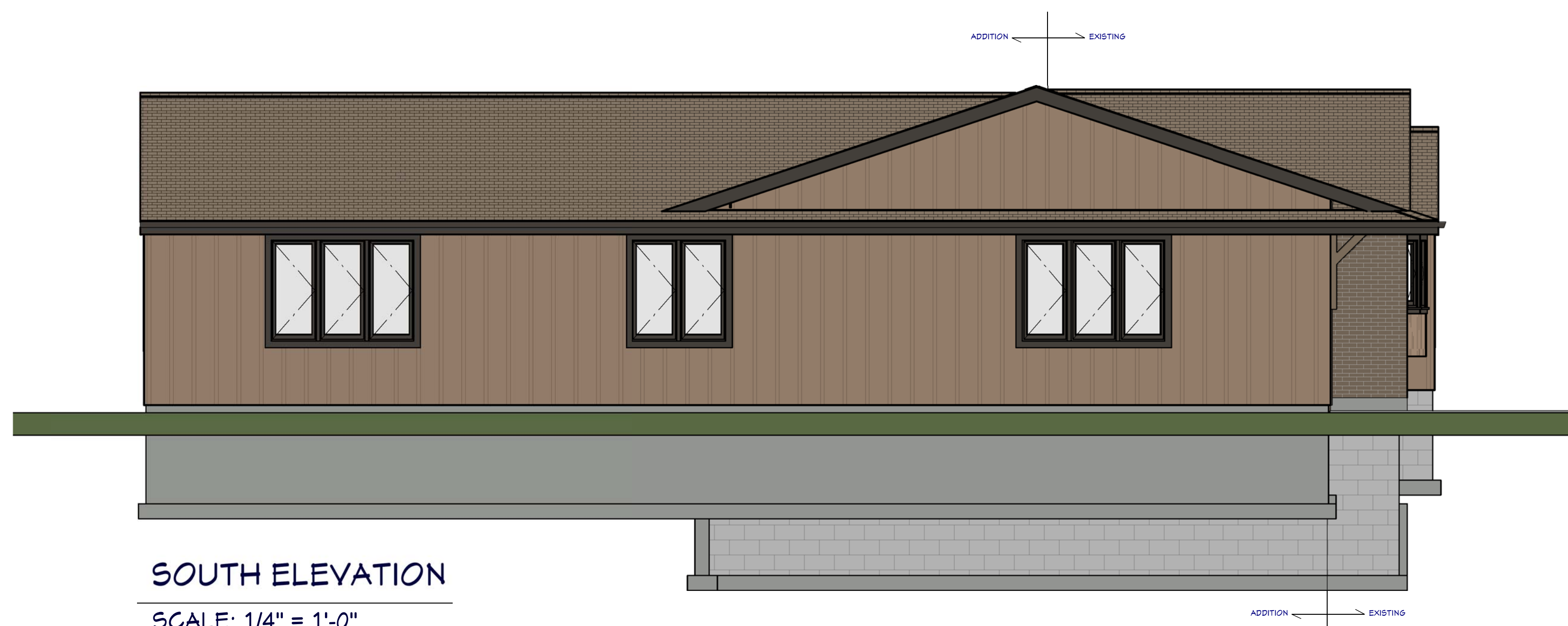
DATE:
3/13/2019

SCALE:
1/2" = 1'-0"

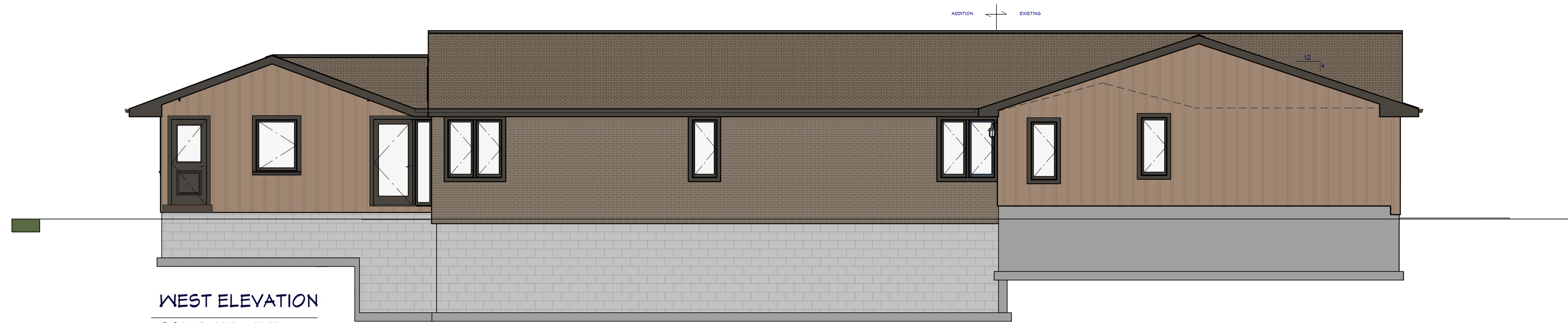
SHEET:
A3



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



BROOKWATER
A DIVISION OF
BROOKWATER
GROUP, INC.

DATE	03/13/19
BY	AMB
DESCRIPTION	BID PLAN
NO.	1

PROJECT DESCRIPTION:

DAILY RESIDENCE

JESSE & BARKHA DAILY
215 MADERO DRIVE
THIENSVILLE, WI 53092

DRAWINGS PROVIDED BY:

BROOKWATER GROUP

1516 HILL ROAD
GREENLEAF, WI 54126
(800) 353-5684 - www.thebrookwatergroup.com

DATE:

3/13/2019

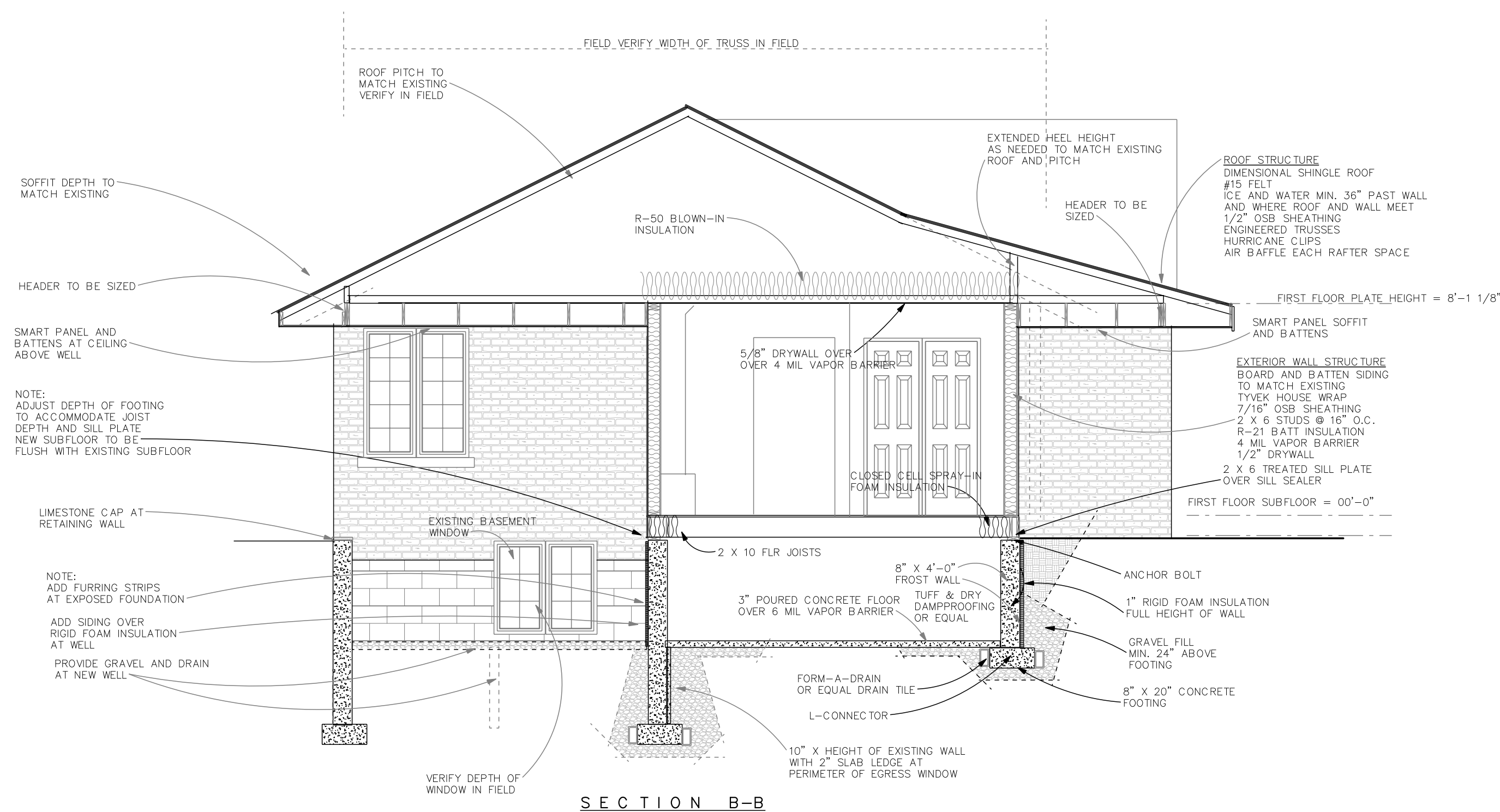
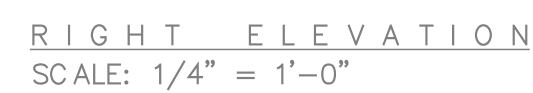
SCALE:

SHEET:

A4

262-346-4577 SAFEbuilt.	All new services and upgrades shall be done by the permit holder. WI UNIFORM PERMIT APPLICATION hartfordinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>		PERMIT NO. TAXKEY#																					
ISSUING MUNICIPALITY	☐ TOWN ☐ VILLAGE ☐ CITY OF <u>THIENSVILLE</u> COUNTY: <u>OZAUKEE</u>	PROJECT LOCATION (Building Address) <u>215 Madero Dr. Thiensville</u> PROJECT DESCRIPTION <u>Addition/Remodel</u> ☐ COMMERCIAL ☒ ONE & TWO FAMILY																						
Owner's Name <u>Jesse Daiczy</u> Mailing Address - Include City & Zip <u>215 Madero Dr. Thiensville WI 53092</u> Telephone - Include Area Code <u>(414) 241-1013</u>																								
Construction Contractor (DC Lic No.) <u>111400003 KBC</u> Mailing Address - Include City & Zip <u>1663 N 549 Hanover Ave Cedarburg 53012</u> Telephone - Include Area Code <u>262-309-2711</u>																								
Dwelling Contractor Qualifier (DCQ Lic No.) <u>101400001</u> Dwelling Contractor Qualifier shall be an owner, CEO, COB, or employee of Dwelling Contractor. <u>Knuth Building Co. LLC (Devin Knuth)</u> Telephone - Include Area Code <u>262-309-2711</u>																								
Plumbing Contractor (Lic No.) _____ Mailing Address - Include City & Zip _____ Telephone - Include Area Code _____																								
Electrical Contractor (Lic No.) _____ Mailing Address - Include City & Zip _____ Telephone - Include Area Code _____																								
HVAC Contractor (Lic No.) _____ Mailing Address - Include City & Zip _____ Telephone - Include Area Code _____																								
PROJECT INFORMATION		Subdivision Name _____ Lot No. _____ Block No. _____																						
Zoning District _____ Lot Area _____ Sq. Ft. N.S.E.W. _____ Front _____ Ft. Rear _____ Ft. Left _____ Ft. Right _____ Ft.	Setbacks _____ _____ _____																							
1a. PROJECT ☐ New ☒ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other _____	3. TYPE ☒ Single Family ☐ Two Family ☐ Multi ☐ Commercial	6. STORIES ☒ 1-Story ☐ 2-Story ☐ Other _____	9. HVAC EQUIPMENT ☒ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other _____																					
1b. GARAGE ☒ Attached ☐ Detached	4. CONST. TYPE ☒ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD	7. FOUNDATION ☐ Concrete ☒ Masonry ☐ Treated Wood ☐ ICF ☐ Other _____	10. PLUMBING Sewer ☒ Municipal ☐ Septic No. _____																					
2. AREA Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____	5. ELECTRICAL Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts _____ Underground _____ Overhead Power Company: _____	8. USE ☐ Seasonal ☒ Permanent ☐ Other _____	11. WATER ☒ Municipal Utility ☐ Private On-Site Well																					
		12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>L.P.</th> <th>Oil</th> <th>Elec. *</th> <th>Solid</th> <th>Solar</th> </tr> <tr> <td>Space Htg</td> <td>☒</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Water Htg</td> <td>☒</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </table> * ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.		Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar	Space Htg	☒	☐	☐	☐	☐	☐	Water Htg	☒	☐	☐	☐	☐	☐
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																		
Space Htg	☒	☐	☐	☐	☐	☐																		
Water Htg	☒	☐	☐	☐	☐	☐																		
		13. HEAT LOSS (Calculated) Total _____ BTU//HR																						
		14. ESTIMATED COST \$ <u>150,000</u>																						
I understand that I am subject to all applicable codes, laws, statutes and ordinances, including those described on the Notice to Permit Applicants form; am subject to any conditions of this permit; understand that the issuance of this permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the Notice to Permit Applicants form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.																								
☐ I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the Notice to Permit Applicants form.																								
APPLICANT (PRINT): <u>Devin Knuth</u> SIGN: <u>[Signature]</u> DATE: <u>1-15-2020</u>																								
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.																								
INSPECTIONS NEEDED Building ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☐ Final Electric ☐ Rough ☐ Service ☐ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final																								
FEES: Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____	PERMIT(S) ISSUED Bldg. # At top of form Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____	SEAL NO. _____ Municipality No. _____	RECEIPT CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____																					
		PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.	PERMIT ISSUED BY MUNICIPAL AGENT: Name _____ Date _____ Certification No. _____																					

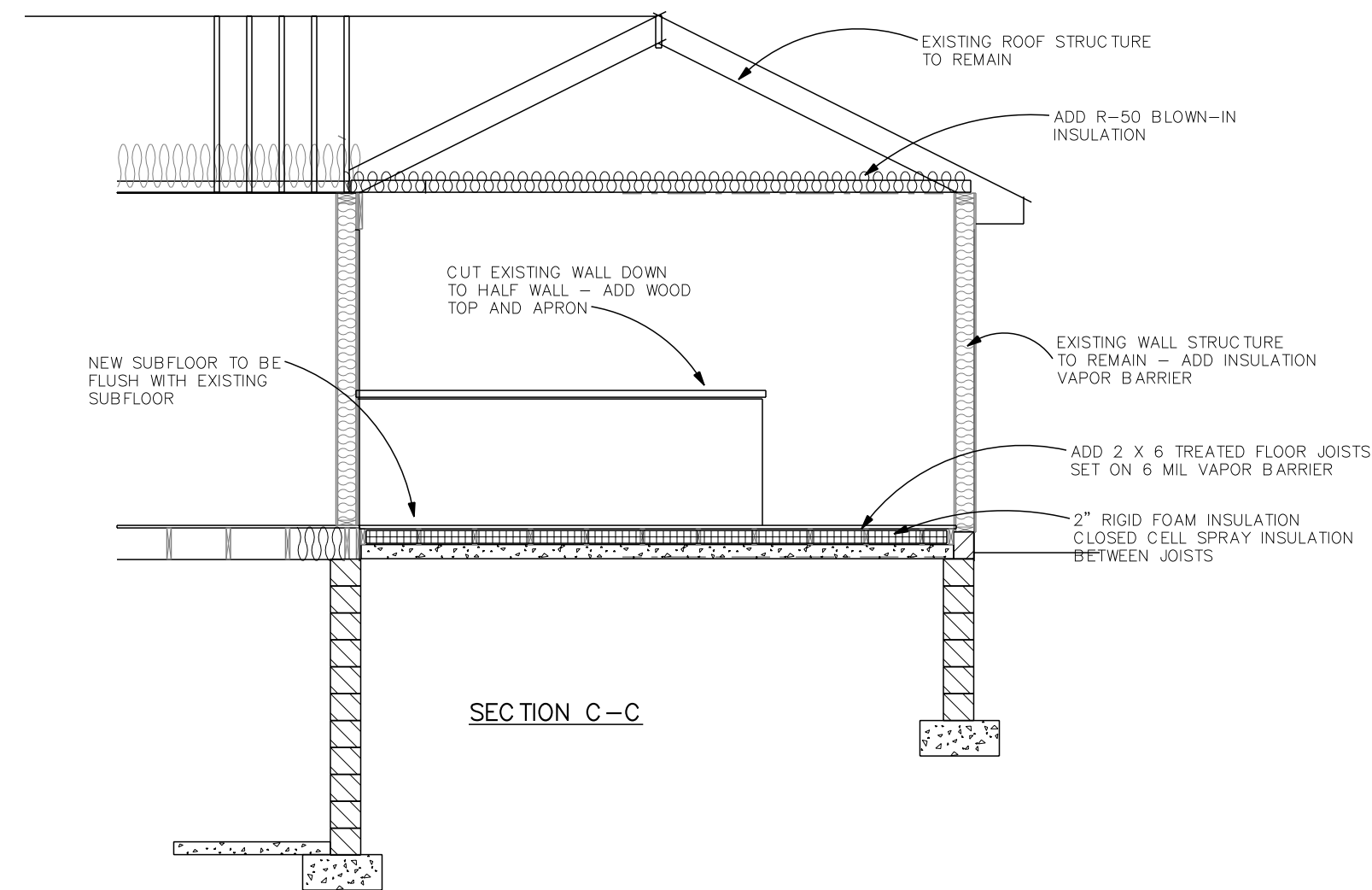
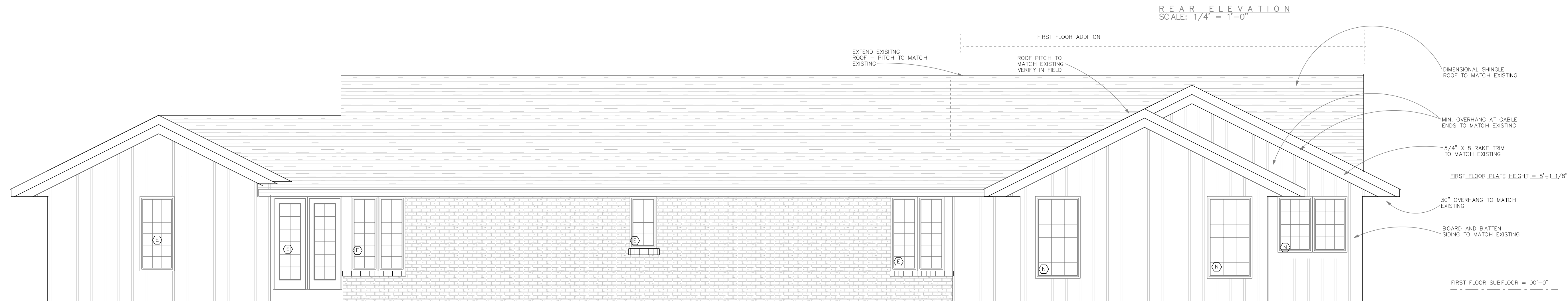
1 OF 4

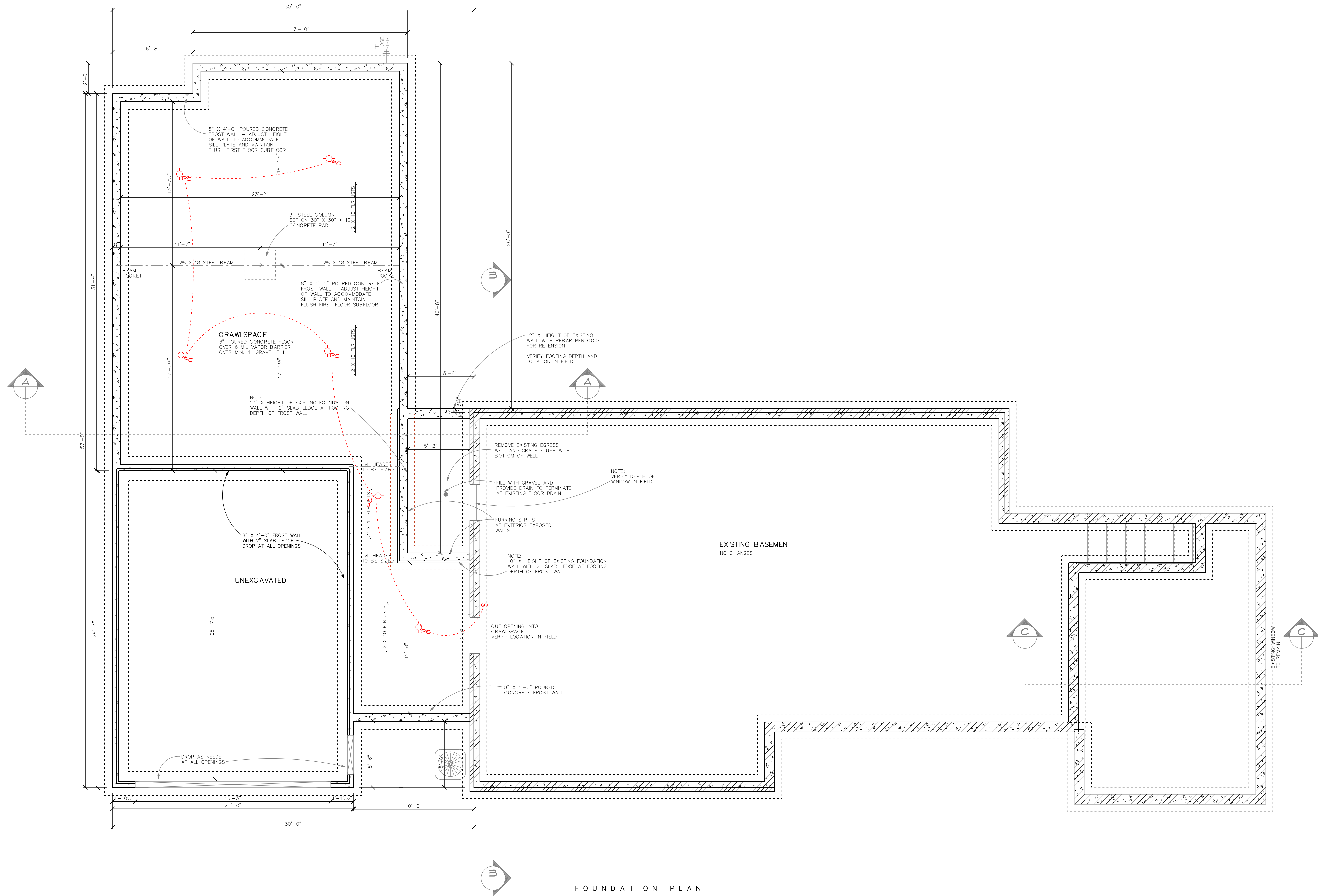


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BID DATE
11/25/19
FINAL DATE
REVISIONS
DAILY RESIDENCE 215 MADERO DRIVE THIENSVILLE, WI
SHEET
2 OF 4



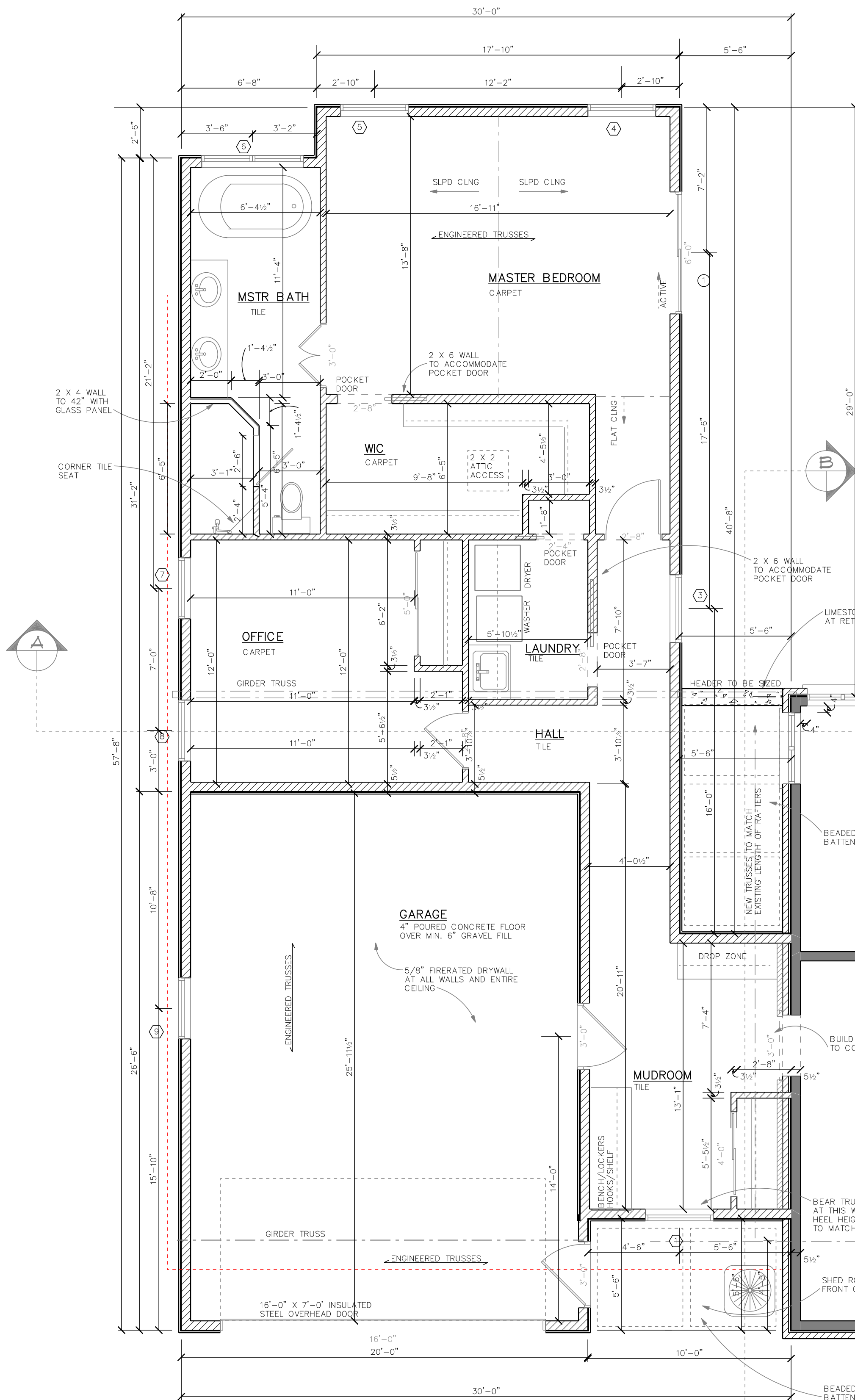


FOUNDATION PLAN

THESE DRAWINGS WERE CREATED FOR THE SOLE USE BY THE CLIENT. ANY REUSE OR MODIFICATION WITHOUT THE CONSENT OF KNUTH BUILDING COMPANY MAY RESULT IN LITIGATION. COPYRIGHT 2019



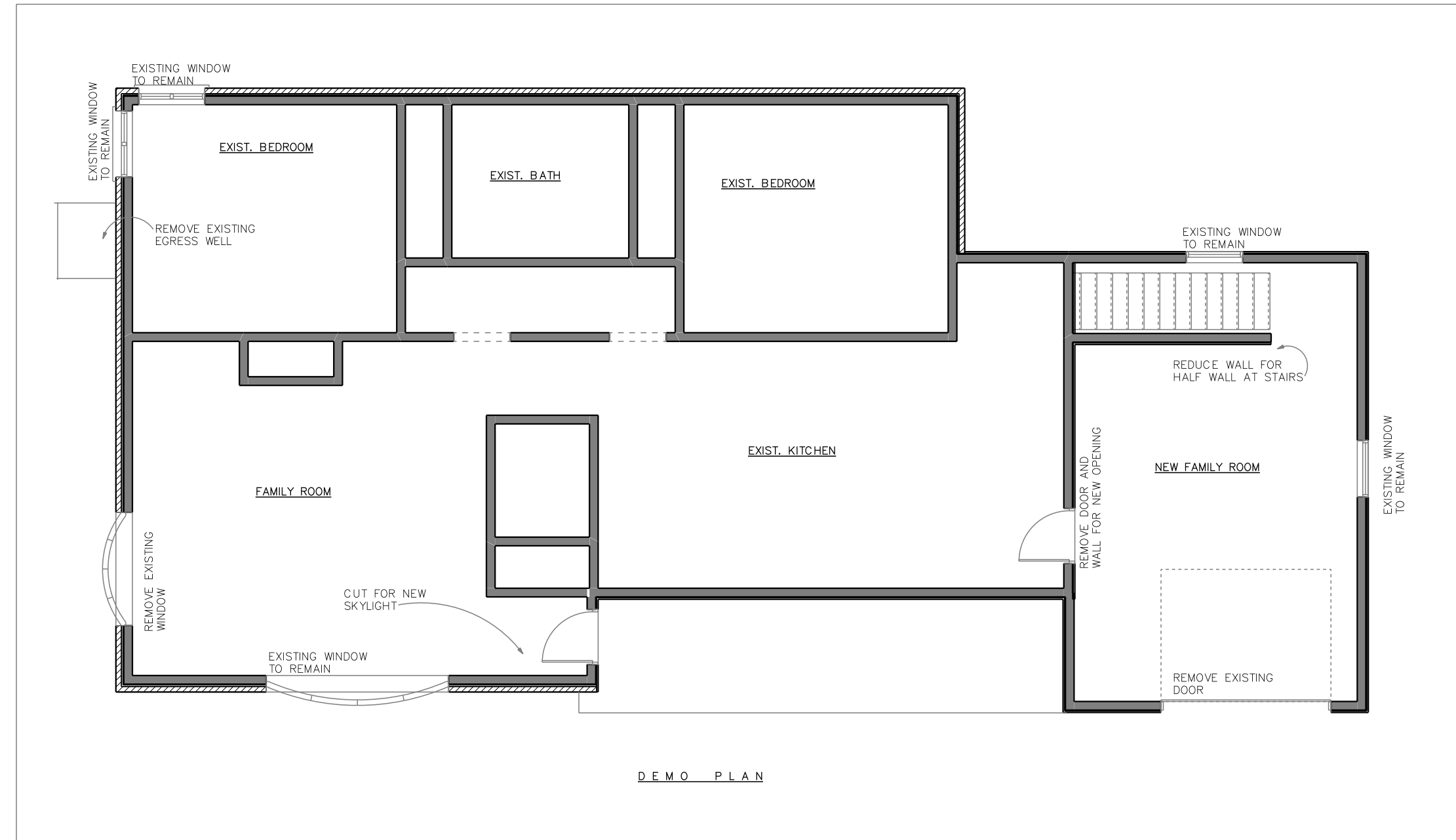
BID DATE
11/25/19
FINAL DATE
REVISIONS
DAILY RESIDENCE 215 MADERO DRIVE THIENSVILLE, WI
SHEET
3 OF 4



MARVIN WOOD-ULTRIX WINDOWS
VERIFY GRILLE PATTERN WITH OWNER
VERIFY EXTERIOR COLOR WITH OWNER
VERIFY DOOR AND WINDOW HARDWARE WITH OWNER

WIND. #	UNIT #	SWING	NOTES
1	3'-4" X 6'-2"		OWNER SUPPLIED UNIT VERIFY EXACT SIZE IN FIELD
2	25-4WX59	LSSR	BOW WINDOW
3	3'-4" X 6'-2"		OWNER SUPPLIED UNIT VERIFY EXACT SIZE IN FIELD
4	3'-4" X 6'-2"		OWNER SUPPLIED UNIT VERIFY EXACT SIZE IN FIELD
5	3'-4" X 6'-2"		OWNER SUPPLIED UNIT VERIFY EXACT SIZE IN FIELD
6	ICA2947-2	LR	TEMPERED GLASS
7	2'-11" X 6'-2"		OWNER SUPPLIED UNIT VERIFY EXACT SIZE IN FIELD
8	2'-11" X 6'-2"		OWNER SUPPLIED UNIT VERIFY EXACT SIZE IN FIELD
9	ICA2547	L	
DOOR			
1	ISFD6065		LEFT PANEL ACTIVE FROM EXT

NOTES	
1	VERIFY EXISTING ROOF PITCH - MATCH FOR NEW TRUSSES
2	VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION



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BID DATE
11/25/19
FINAL DATE
REVISIONS
DAILY RESIDENCE 215 MADERO DRIVE THIENSVILLE, WI
SHEET
4 OF 4

STAFF REPORT

[illegible]